

Hemyock Parish Council
Planning Meeting
held at the Parish Hall, Hemyock at 7.30pm on 11th January 2017

Subject	Action
<p>1. <u>Present</u> Mrs H Stallard (Chair), Mr S Clist (Vice-Chair), Mr R Calcraft, Mr P Doble, Miss P Lawrence, Mr N Moon, Ms J Pritchard, Mr N Punnett, Mrs D Evans (Parish Clerk) and members of the public. <u>Apologies</u> Mr T Barton (received and approved) and Mr L Povah (received and approved).</p>	
<p>2. <u>Declarations of Interest/Dispensations</u> The clerk declared that:- Agenda item 4. Mrs H Stallard & Mr N Punnett have a pecuniary interest as they are members of the Upper Culm Community Land Trust (UCCLT). The UCCLT has entered into discussions with the applicant reference the proposed affordable housing element of the application. However, they were granted a dispensation to speak but not vote on this matter at a meeting on 26th September 2016. Despite the above dispensation, and in the interests of transparency and impartiality, Mrs H Stallard will pass the chairmanship on to Vice-Chair Mr S Clist for this element of the meeting. Ms J Pritchard has a pecuniary interest as her spouse is a member of the Upper Culm Community Land Trust (UCCLT). However, she was granted a dispensation to speak and vote on this matter at a meeting on 26th September 2016.</p>	
<p>3. <u>Public Participation</u> The following comments were made:- 3.1 A parishioner was disappointed to learn that the council had supported the proposed development on the Culmstock Road. 3.2 There is no work in Hemyock, why build houses? 3.3 Why build in a village that already floods? 3.4 Infrastructure is insufficient. This needs to be addressed before there is any further development.</p>	
<p>4. <u>Planning</u> 4.1 16/01826/FULL Erection of an agricultural worker's dwelling. Great Simonsburrow Farm, Hemyock PROPOSAL: The council supports the application but would like to see a change of window style to include a horizontal bar across the middle of the windows to be more in keeping with the locality. PROPOSED: Mr N Moon SECONDED: Mr S Clist DECISION: passed (all in favour) 4.2 16/01851/FULL Erection of an agricultural livestock shed and associated hardstanding (Phase 1). Great Simonsburrow Farm, Hemyock. PROPOSAL: The council supports the application. PROPOSED: Mr N Punnett SECONDED: Mr N Moon DECISION: passed (all in favour) 4.3 16/01868/FULL Erection of an agricultural livestock shed and associated hardstanding (Phase 2). Great Simonsburrow Farm, Hemyock. PROPOSAL: The council supports the application. PROPOSED: Mr R Calcraft SECONDED: Ms J Pritchard DECISION: passed (all in favour) <i>Mr S Clist took over the chair</i> 4.4 16/01772/MOUT - Culmstock Road, Hemyock. Outline for the erection of up to 40 dwellings (including affordable housing), public open space and associated infrastructure (Revised Plans). Mr Simon Steele-Perkins, the applicant, talked through the revised plans and answered questions from councillors. He confirmed that he had taken on board the council's suggestions and comments from its</p>	

last meeting and removed the houses to the east of the proposed site. He explained that the proposed development provided affordable homes for local people and the Sustainable Drainage System (SUDs) pond will provide a temporary storage facility for surface water which will be slowly released into the water course. This should, in effect, mitigate the impact of the development and indeed, improve the surface water drainage. He confirmed that he is committed to including within the legal agreement with MDDC a minimum 3 hectares of community land to be offered to the parish council together with an appropriate sum for maintenance.

Mr N Punnett commented that the recent housing needs survey showed that 63% were in favour of affordable houses and 33% in favour of open market houses in the village.

Devon Highways has submitted its response to the consultation and suggested it had no objection to the development but that it would be looking for a contribution towards passing places on Culmstock to Hemyock and Hemyock to Wellington roads. Mr Steele-Perkins suggested this was not proportionate or required to make the development acceptable. The clerk confirmed that the planning officer had informed her of this response from Highways and she would review it and may re-consult with the parish council. The applicant has agreed to defer the decision date until 1st March to allow the planning officer more time to resolve this. The parish council would welcome any contribution towards improvements to roads.

Mr N Moon commented that it was refreshing to see that the applicant had listened to the parish council and he congratulated him for that.

PROPOSAL: The council supports the application.

PROPOSED: Mr P Doble

SECONDED: Mr N Moon

Mr S Clist proposed the following amendment:-

PROPOSAL: The council supports the application provided that it continues to be involved with the 106 legal agreement discussions.

PROPOSED: Mr S Clist

SECONDED: Miss P Lawrence

DECISION: passed (all in favour)

The amended proposal stands as:-

PROPOSAL: The council supports the application provided that it continues to be involved with the 106 legal agreement discussions.

PROPOSED: Mr S Clist

SECONDED: Miss P Lawrence

DECISION: passed (all in favour). Ms J Pritchard abstained from the vote.

Mr S Clist echoed Mr N Moon's comments that it was refreshing for a developer to take on board comments from the public, parish council and MDDC's Planning Department.

Mrs H Stallard reclaimed the chair

5. **Finance**

Expenditure

1.	J Andrew	25.00	Christmas decorations winner
2.	R Hart	15.00	Christmas decorations runner up
3.	SPS Hair Design	20.00	Christmas decorations business winner
4.	HMRC	387.97	PAYE
5.	Hemyock Parish Hall	37.00	Room hire
6.	D Evans	2,468.51	Wages, expenses and CiLCA hours

PROPOSAL: that above cheques/payments are paid. Items 5 & 6 to be paid via internet banking.

PROPOSED: Mr S Clist

SECONDED: Miss P Lawrence

DECISION: passed. (all in favour)

The clerk was thanked for the time and effort she had put into submitting her CiLCA exam.

<p>6.</p> <p>6.1</p> <p>6.2</p>	<p><u>Items raised by Councillors</u></p> <p>It was noted that the entire village looked more festive this year, perhaps encouraged by the Lights Brigade? The judge for the Christmas Decorations competition has suggested that in the future the council award a total of four prizes, each open to both businesses and residential premises.</p> <p>Mrs H Stallard informed the meeting that the owners of 1 Ellises Farm are considering improving their driveway/access and may be amenable to working with the council to improve the road at this point, perhaps by moving the stone wall back a few feet and increasing the width of the road. Mrs H Stallard to liaise with owners for more information.</p>	
<p>7.</p>	<p><u>Exclude Press & Public</u></p> <p>Chair moved under Section 1, Paragraph 2 of The Public Bodies (Admission to Meetings) Act 1960 that the press and public be excluded from the meeting for the following item of business because publicity would be prejudicial to the public interest by reason of the commercially sensitive/confidential nature of the business to be transacted.</p> <p>PROPOSAL: Press and public are excluded from the meeting because publicity would be prejudicial to the public interest by reason of the commercially sensitive/confidential nature of the business to be transacted.</p> <p>PROPOSED: Mrs H Stallard</p> <p>SECONDED: Mr S Clist</p> <p>DECISION: passed. (all in favour)</p> <p>Mrs H Stallard updated the meeting following her previous report that the council and surgery had been approached with an opportunity to purchase some land on the Hart's yard site to provide parking space for 10 cars. She informed the meeting of the sum of money being requested. She was unclear whether this sum was for the land or included the conversion to a car park. She will establish this and update the council. By way of contrast/comparison, the council is in the process of purchasing the village car park from MDDC for £2,000 (for 16 spaces). Councillors remain unconvinced that additional parking spaces surrounding a proposed new development would not be taken up by residents' cars.</p>	
<p>8.</p>	<p><u>Date of next Meeting</u> Wednesday 1st February at 7.30pm, Forbes Lounge, Parish Hall</p>	

Meeting closed 9pm

Signed Dated