

Hemyock Parish Council
Planning Meeting
held in the Parish Hall at 7.30pm on 11th October 2017

Subject	Action
<p>1. <u>Present</u> Mrs H Stallard (Chair), Mr R Calcraft, Mr S Clist (Vice-Chair), Mr P Doble, Miss P Lawrence, Mr N Moon, Mr L Povah, Ms J Pritchard, Mr N Punnett, Mrs D Evans (Parish Clerk) and 7 members of the public. Apologies Mr T Barton (received and approved)</p>	
<p>2. <u>Declarations of Interest/Dispensations</u> None declared.</p>	
<p>3. <u>Public Participation</u> The following were reported/raised:-</p> <p>3.1 Regardless of how many versions of the proposed plans have been suggested to MDDC previously, it doesn't necessarily follow that the current proposal is acceptable.</p> <p>3.2 Plot 6 is too overbearing, too close to the boundary and too high.</p> <p>3.3 The agent for the applicant shared a new plan showing the distances from Plot 6 to the nearby properties (9m, 10m and 12m). The developer has been in dialogue with the planning officer in an attempt to mitigate the concerns of the nearby neighbours with reference plot 6. The applicant is intending to drop the floor to ceiling height and to reduce the pitch of the roof thus dropping the ridge by 1 metre and the eaves by ½ metre. The rear aspect of the elevation may include light-coloured render and quoins making it more attractive. Highways have signed off on the proposals.</p>	
<p>4. <u>17/01510/FULL. Land and Buildings at NGR 313669 113266 Builders Yard, Culmstock Road, Hemyock. Erection of 6 dwellings with associated highways, sheds and stores following demolition of existing buildings</u></p> <p>Councillors commented and asked questions of the applicants' agent. Have the existing rights of way been resolved? Have the issues concerning boundaries reference Sunnyside been resolved? The agent confirmed that both of these matters had been resolved. What about any Right to Light? Agent confirmed this was a civil matter and not a planning matter. Concerns about lack of garages and parking spaces were expressed. The agent confirmed the car parking spaces meet planning requirements. A previous proposal had included garages and MDDC were not in favour of that scheme. Each plot has a shed in the rear garden for storage. Should the development not include a motorcycle space? Agent will check and if necessary this will be accommodated. Is this strategic site in the middle of the village being used well? Loss of parking on Culmstock Road due to new highway splay needs to be considered. Plot 6 is overbearing, stark and too close to neighbouring properties.</p> <p>PROPOSAL: The council does not support the scheme because of the height of the proposed house on plot 6. The dwelling on this plot should be a bungalow.</p> <p>PROPOSED: Mr Doble SECONDED: Mr Povah</p> <p>The following amendments were proposed</p> <p>PROPOSAL: The council does not support the scheme because of the height of the proposed house on plot 6. The dwelling on this plot should be a dormer bungalow.</p> <p>PROPOSED: Mr Moon This motion was not seconded and therefore failed.</p> <p>PROPOSAL: The council supports the scheme for plots 1-5 but has serious reservations with regard to the proposed house on plot 6 being overbearing for nearby residents. The council strongly urges the planning officer to discuss with the parish council, developer, applicant, agent and residents to seek a compromise solution.</p> <p>PROPOSED: Mr Clist SECONDED: Mr Calcraft DECISION: failed (4 for, 4 against). Mrs Stallard (chair) abstained from the vote as she believed the plan was acceptable if the agent's suggestion of a further reduction in the ridge height was incorporated. Mr Clist asked that it be minuted that he supported her abstention.</p>	

The council then considered the original proposal.

PROPOSAL: The council does not support the scheme because of the height of the proposed house on plot 6. The dwelling on this plot should be a bungalow.

PROPOSED: Mr Doble

SECONDED: Mr Povah

DECISION: failed (5 against, 4 for)

The clerk was asked to send the full minutes of the meeting to the planning officer so that he is aware of the council's decision-making process and the reasons for its failure to agree a proposal.

Mr Clist thanked everyone for their conduct during the meeting.

5. Date of next Meeting Wednesday 1st November at 7.30pm Forbes Lounge, Parish Hall

Meeting closed at 8.20pm

Signed Dated