

Hemyock Parish Council

Minutes of meeting to discuss potential sale of land in relation to Planning Application 12/01498/OUT – Outline for the erection of 8 dwellings and 4 employment units – Former St Ivel Site, Station Road, Hemyock Meeting held in Forbes Lounge, Parish Hall at 7.30pm on 16th September 2014

Subject	Action
<p>1. <u>Present</u> Mrs H Stallard (Chair), Mr I McCulloch (Vice Chair), Mr R Calcraft, Mr J Edwards, Mr S Clist, Mr T Barton, Mr R Hart, Mr L Povah and Mrs D Evans (Parish Clerk),</p> <p><u>Not Present</u> Mr R Brooke (disclosable pecuniary interest)</p> <p><u>Apologies</u> Mr S Major</p>	
<p>2. <u>Declarations of Interest/Dispensations</u> Mrs Stallard, Mr Clist, Mr Barton and Mr Povah are</p> <ul style="list-style-type: none">• Directors of the Upper Culm Community Land Trust and there is a dispensation in place for them to participate in and vote on any matter relating to Planning Application 12/001498/OUT. <p>Mr McCulloch is a</p> <ul style="list-style-type: none">• Member of the Upper Culm Community Land Trust and there is a dispensation in place for him to participate in and vote on any matter relating to Planning Application 12/001498/OUT.	
<p>3. <u>Exclude Press & Public</u> PROPOSAL: The Council resolves that publicity would be prejudicial to the public interest by reason of the commercially sensitive nature of the business to be transacted and therefore excludes public and press for the whole of the meeting. PROPOSED: Mr Clist SECONDED: Mr McCulloch DECISION: passed (all in favour)</p>	
<p>4. <u>Consideration of the offer</u> The council considered a revised offer received from the developer. PROPOSAL: The council accepts the offer from the developer for all of the land owned by the council on the site, subject to the following:</p> <ul style="list-style-type: none">• The BMX track is relocated to Longmead, to the standards agreed by MDDC• A covenant stipulating that the commercial element of the site must be built. If this does not happen then there is a sufficient overage clause to cover a potential increase in the value of the land should it be developed for residential use in the future.• A ransom strip of 1 metre to the North and West of the BMX land is retained by the parish council• The two parcels of land at the entrance to the site have an appropriate covenant that they are maintained for landscaping, screening etc.• The monies received to be set aside for the potential acquisition of land for community use. <p>PROPOSED: Mrs Stallard SECONDED: Mr Hart DECISION: passed (all in favour)</p>	
<p>5. <u>Date of the Next Full Council Meeting.</u> Wednesday 1st October 2014, Forbes Lounge, Parish Hall</p>	

Meeting closed at 8.30pm

Signed.....*Date*.....