

Hemyock Parish Council
Meeting to consider Waddeton Park's
proposed planning application for 40 houses, Culmstock Road.
Held at Longmead at 8.00pm on Monday 26th September 2016

Subject	Action
<p>1. <u>Present</u> Mr S Clist (Chair), Mr R Calcraft, Mr P Doble, Miss P Lawrence, Mr N Moon, Mr L Povah, Ms J Pritchard, Mr N Punnett, Mrs H Stallard, Mrs D Evans (Parish Clerk) and 6 members of the public. Apologies: Mr T Barton (received and approved)</p>	
<p>2. <u>Declarations of Interest/Dispensations</u></p> <p>2.1 Mr N Moon declared that he owned a property in Castlepark, near to the proposed development site, but he believed this did not constitute a pecuniary interest.</p> <p>2.2 Dispensations – Mrs H Stallard, an Upper Culm Community Land Trust (UCCLT) member, requested a dispensation permitting her to speak (but not vote) on all matters regarding the Waddeton Park development. She considered that this was in the interests of persons living in the parish. The clerk outlined the current advice received from the Monitoring Officer at MDDC and the process for the dispensation. The council considered her request. PROPOSAL: The dispensation request is granted to allow Mrs H Stallard to speak on matters reference Waddeton Park. This request to be valid until the May 2019. PROPOSED: Mr S Clist SECONDED: Mr N Moon DECISION: passed. All agreed. Mrs H Stallard asked Mr S Clist to chair the meeting.</p> <p>2.3 Mr N Punnett, a UCCLT member, requested a dispensation permitting him to speak (but not vote) on all matters regarding the Waddeton Park development. He considered that this was in the interests of persons living in the parish and that he had specialist knowledge of affordable houses in the parish. PROPOSAL: The dispensation request is granted to allow Mr N Punnett to speak on matters reference Waddeton Park. This request to be valid until the May 2019. PROPOSED: Mr S Clist SECONDED: Mr N Moon DECISION: passed. All agreed.</p> <p>2.4 Ms J Prichard, requested a dispensation permitting her to speak and vote on all matters regarding the Waddeton Park development. She considered that this was in the interests of persons living in the parish and that her ‘interest’ was inconsequential. She is deemed to have an interest as her spouse has a pecuniary interest through his UCCLT membership. PROPOSAL: The dispensation request is granted to allow Ms J Pritchard to speak and vote on matters reference Waddeton Park. This request to be valid until the May 2019. PROPOSED: Mr N Moon SECONDED: Mr P Doble DECISION: passed. (8 for, 1 abstention)</p>	

3. Waddeton Park

3.1 Karen Button, Practice Manager, Blackdown Practice, updated the group on the potential impact further developments may have on the surgery in the village. A development of 40 houses will not require a new surgery. There are administration rooms that could be moved to create extra clinical space. The biggest concern is parking. It is understood that Hart’s yard will soon be put on the market and a limited window of opportunity is available for the surgery to consider purchasing some of the site as additional parking space. Karen asked that the council considers this in its feedback to Waddeton Park.

3.2 Members of the public commented:- problems with increase in traffic along the Culmstock Road; traffic calming measures would be needed; increase in traffic on all roads including Station Road and Combe Hill.

3.3 Councillors then discussed the proposed development. Issues raised and suggestions made were as follows:- vehicle access to St Margaret’s Brook would be essential; creation of footpath linking north and south of development to Longmead; vehicular access to cemetery is essential; extra space for cemetery extension; traffic surveys; street lighting; community land to include allotments, skateboard park and community orchard to be transferred to parish council with a sum of money for maintenance; car park to alleviate school traffic problems in Parklands and Logan Way; land purchase next to school to create a one-way system for traffic management in and out of school; vernacular materials of chert and slate to be used to build houses; UCCLT to be involved with affordable houses; sum of money to made available to surgery to purchase additional land for car park; a village bypass is created.

PROPOSAL: The comments to be sent to Waddeton Park are:- vehicular access to St Margaret’s brook is essential; the community land to be transferred to the parish council with a sum for maintenance; vehicular access to cemetery rear and extension to right of cemetery for future use; a footpath created from Longmead to south of development, possibly alongside of brook; car park created on left hand side to alleviate traffic problems at school; sum of money to made available to surgery for purchase of land for car park; sum of money to be made available for land to be purchased adjacent to school to create a one-way system for traffic to and from school; houses to be built form vernacular materials such as chert and slate; traffic calming measures are installed at entrance to site and a contribution towards other measures in village; the UCCLT are involved with the affordable houses and a village bypass is created.

PROPOSED: Mr P Doble

SECONDED:

DECISION: motion failed. (not seconded)

PROPOSAL: The comments to be sent to Waddeton Park are vehicular access to St Margaret’s brook is essential; the community land to be transferred to the parish council with a sum for maintenance; vehicular access to cemetery rear and extension to right of cemetery for future use; a footpath created from Longmead to south of development, possibly alongside of brook; car park created on left hand side to alleviate traffic problems at school; sum of money to made available to surgery for purchase of land for car park; sum of money to be made available for land to be purchased adjacent to school to create a one-way system for traffic to and from school; houses to be built form vernacular materials such as chert and slate; traffic calming measures are installed at entrance to site and a contribution towards other measures in village and the UCCLT are involved with the affordable houses.

PROPOSED: Mr N Moon

SECONDED: Miss P Lawrence

DECISION: passed. All agreed.

4. Date of next full council meeting Wednesday 5th October at 7.30pm, Forbes Lounge, Parish Hall

Meeting closed 10.05pm

Signed Dated