

Hemyock Parish Council Meeting
held in the Forbes Lounge at 7.30pm on 27th March 2013
Possible re-location of BMX track

Subject	Action
<p>1. <u>Present</u> Mrs H Stallard (Chair), Mr I McCulloch, Mr R Hart, Mr R Calcraft, Mr S Clist, Mr J Edwards, Mr L Povah, Mrs D Evans (Parish Clerk), and 1 member of the public. <u>Apologies</u> Mr T Barton (away), Mr S Major & Mr R Brooke</p>	
<p>2. <u>Public Questions</u> The following questions were submitted to the Clerk before the meeting:-</p> <p>2.1 I thought the council had already rejected this application as they wished to retain the land for industrial/commercial uses. What has prompted a change of attitude? <i>The council has not changed its attitude. Comments have been made to the council previously about the site of the existing BMX track and whether it would be appropriate to relocate it to Longmead.</i></p> <p>2.2 This site should be used exclusively for affordable properties to avoid further development of the green belt. These should be one-bedroomed for the following reasons:- a) Devon Home Choice indicated that this was the NEED rather than the two bedroom type which are to be built adjacent to Culmstock Road b) People in oversized social housing can downsize to avoid paying the bedroom tax. When the 12 affordable houses were first proposed, the objectors were told there were no brownfield sites available. Clearly that is not the case anymore. <i>Mr Peter Smith, agent for the applicant, confirmed that it was not financially viable to develop this site purely for affordable houses. There would have to be open market houses to help fund any affordable ones.</i></p> <p>2.3 There seems to be tremendous pressure for house building coming from central government at present. In order to protect our greenfield sites from further development should the brownfield site on Station Road (BMX and surrounds) be used for housing? Much ill-feeling about lack of consultation was generated by the Culmstock Road development. Is it not time (and a matter of urgency, given current government policy) Hemyock had a Parish/Neighbourhood Plan so that everyone can have their say on future development of the village? <i>Unfortunately, developing one site, as suggested, gives no guarantee for the future for existing greenfield sites. The council will consider a parish plan at the Annual Parish Meeting to be held on 27th April, Parish Hall, 2.30pm – 6.00pm. Please come along and have your say.</i></p>	
<p>3. <u>Declarations of Interest/Dispensations</u> The clerk declared that:- Mrs Stallard, Mr Clist, Mr Povah and Mr McCulloch are members/directors of the Upper Culm Community Land Trust and a dispensation is in place to allow them to participate and vote on all matters relating to Planning Application 12/001498/OUT Station Yard site. This dispensation is valid until May 2015.</p>	
<p>4. <u>Use of Land at Old Station Yard Site – Planning Application 12/001498/OUT</u> The council has received a written request from Mr Peter Smith, agent for the applicant, asking if the council would be prepared to support the relocation of the BMX track to another site.</p> <p>A wide ranging discussion ensued encompassing both the specific question of the re-siting of the BMX track as well as the broader but complementary question of the merits of developing the site within which the BMX track currently sits.</p>	

Comment was made reference the implications for the site if left undeveloped; loss of village parking if site is developed; similarly, loss of land for potential allotments or other uses; potential alternative sites for the BMX track. Ultimately, it was decided that in this instance the council should restrict itself to only considering the specific request received from Mr Peter Smith i.e. in principle would the council be prepared to support the relocation of the BMX track to a site and area of its choosing at the applicant's cost.

PROPOSAL: In Principle the parish council would agree to the possibility of relocating the BMX track.

PROPOSED: Mr Clist

SECONDED: Mr Hart

An amendment to this proposal was proposed by Mr Povah and then subsequently withdrawn.

DECISION: Passed. All agreed

The clerk will gather background information from various sources to get advice on possible relocation of track to Longmead, including making contact with Amy Dugard MDDC who will be able to give advice on ideal location of track, and engaging with the youth of the village reference BMX track and contacting DCC Flood Risk Officer, Richard Rainbow for his views.

5. Date of the Next Full Council Meeting. Wednesday 3rd April 2013 at 7.30pm Forbes Lounge

Meeting closed at 9.05pm

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