

Hemyock Parish Council
Planning Meeting
held in the Parish Hall, Hemyock at 7.30pm on Thursday 28th February 2019

Subject	Action
<p>1. <u>Present</u> Mrs H Stallard (Chair), Mr T Barton (Vice-Chair), Mr R Calcraft, Mr S Clist, Mr P Doble, Miss P Lawrence, Mr N Moon, Mr L Povah, Ms J Pritchard, Mr N Punnett, Mrs D Evans (Parish Clerk), Mrs Alison Fish (Planning Officer, Mid Devon District Council) and members of the public.</p>	
<p>2. <u>Declarations of Interest/Dispensations</u> The clerk declared that:- Agenda item 4 – Mr Doble has a personal interest as he is related to the owner of the land. A personal interest does not prevent a councillor from discussing and voting on the planning application.</p>	
<p>3. <u>Public Participation</u> The following were reported/raised:-</p> <p>3.1 Roads in the village need improving before any further development.</p> <p>3.2 The village has grown by over 25% in the last 20 years, more than the national average.</p> <p>3.3 The village does not have the infrastructure for further development.</p> <p>3.4 It is becoming increasingly more difficult to access the network of footpaths around the parish due to lack of pavements and increase in traffic on the roads.</p> <p>3.5 The doctor's and school are at capacity.</p> <p>3.6 Vehicles struggle to pass on Station Road and Pencross Hill at times.</p> <p>3.7 The village is in an AONB and the sensitive environment should be protected.</p> <p>3.8 There are insufficient pavements in the village and therefore pedestrians have to walk in road. The daily commute to school is becoming dangerous due to the increase in vehicle numbers, their size and speed.</p> <p>3.9 Children in the village have been turned away from the village primary school and are being taken to Culmstock.</p> <p>3.10 It was noted that the NHS has asked for money as a result of the proposed development. It should be noted that many parishioners use Musgrove Park Hospital and so perhaps Somerset NHS may wish to request funds too.</p> <p>3.11 The current waiting time to see a doctor at the surgery for non- urgent appointments is 4 weeks.</p> <p>3.12 What is the benefit to the village if this development goes ahead?</p> <p>3.13 The cumulative effect of developments in the village needs to be taken into consideration.</p> <p>3.14 Public transport only goes to Honiton/Taunton.</p> <p>3.15 There is no village health visitor.</p> <p>3.16 The parish would rather endure the smell chickens than have a development!</p> <p>3.17 The village does not need/want employment units. There are already empty units available in Station Road.</p> <p>3.18 Any open space on the proposed development should be located in the middle of the development. Any open space on the edge could be developed in the future.</p>	
<p>4. <u>Planning</u> 19/00038/MOUT. Outline for a mixed-use development of approximately 40 dwellings, 600sq.m. of B1 employment space, public open space, access and associated works, following demolition of existing poultry sheds. Culmbridge Farm, Hemyock.</p> <p>Alison Fish, Planning Officer, answered many of the questions raised by the public and councillors. She explained: the planning policies covering numbers of affordable homes; MDDC's current position with regard to its 5-year land; and when assessing this application MDDC needs to consider harm/benefit, cumulative effect, etc. She recommended that the pc mentions in its response all of the local issues raised and whether or not it would want a financial contribution from the developer towards the village's public open space as opposed to additional public open space being provided on the site of the proposed development.</p> <p>Councillors considered the above application. The following comments were made in addition to those issues raised by the public:- in periods of heavy rainfall water already runs off the site and development will only mean more concrete/tarmac. The proposed development would place houses nearer to a working farm than at present.</p>	

<p>PROPOSAL: the pc is not content with the application for all of the reasons raised. The council forms a working group and delegates responsibility to the group to compose a full response to MDDC Planning Department. The working group to consist of Mr Clist, Miss Lawrence, Mr Povah, Mrs Perrott and Mrs Redwood.</p>	
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PROPOSED: Miss Lawrence

SECONDED: Mr Povah

DECISION: passed (all in favour).

<p>5. <u>Date of next Meeting</u> Wednesday 6th March 2019 at 7.30pm Forbes Lounge, Parish Hall</p>	
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Meeting closed at 8.55pm

Signed Dated