

**Hemyock Parish Council**  
**MDDC Local Plan Review Options Stage Consultation**  
**held in the Parish Hall, Hemyock at 7.30pm on 6<sup>th</sup> March 2014**

Subject	Action
<p><b>1. <u>Present</u></b>            Mr I McCulloch (Chair), Mr R Calcraft, Mr J Edwards, Mr T Barton, Mr S Major, Mr L Povah, Mr R Brooke, Mr S Clist, Mr Peter Williams (MDDC), Mrs D Evans (Parish Clerk) and approximately 140 members of the public</p> <p><b><u>Apologies</u></b>            Mrs H Stallard and Mr Hart</p>	
<p><b>2. <u>Declarations of Interest/Dispensations</u></b>            None declared</p>	
<p><b>3. <u>MDDC's Local Plan Review</u></b>            Mr Major gave a presentation on the above, summarising the document which includes the strategic options for the direction of future housing and employment growth in Mid Devon to cover the period 2013 to 2033. During 2013 a 'call for sites' was made by MDDC, inviting landowners to suggest sites that might have potential for development. The sites were assessed and all those considered technically achievable are included in the Local Plan Review. These sites combined would provide development land far in excess of that required. Over the coming months MDDC will need to decide which overall strategy and which sites are most appropriate.</p> <p>Within the plan 3 sites in Hemyock have been suggested by local landowners. Land South West of Conigar Close (35 houses), Culmbridge Farm (80 houses) and land North of Culmbridge Farm (80 houses). See attached map for more information.</p> <p>The consultation period runs until 24<sup>th</sup> March and it is the prerogative of any parishioner to pass comment on the plan to MDDC. The options consultation and associated documents are available to view at <a href="http://www.middevon.gov.uk/localplanreview">www.middevon.gov.uk/localplanreview</a>. Parishioners may send responses through an online survey at <a href="http://www.middevon.gov.uk/localplanreview">www.middevon.gov.uk/localplanreview</a> or email <a href="mailto:planningconsultations@middevon.gov.uk">planningconsultations@middevon.gov.uk</a> or post/deliver to Local Plan Review Consultation, Forward Planning, Mid Devon District Council, Phoenix House, Tiverton, Devon EX16 6PP.</p> <p>Mr Major read out a letter from the school confirming that whilst they can accommodate another 37 children across the school giving a maximum of 30 children per class, other facilities at the school are already overcrowded (toilets, cloakroom, hall, and lunchtimes). Consideration needs to be given to extending the school if more children were expected at the school due to development in the village.</p>	
<p><b>4. <u>Peter Williams, Forward Planning Team Leader, Mid Devon District Council &amp; Public Participation</u></b>            Mr Williams thanked Mr Major for making the presentation. Mr Williams went on to clarify/answer questions raised at the meeting.            Many comments were made and questions asked by members of the public. A summary of those questions and comments is given below:-</p> <p>No objection to sustaining the village but land east of the village already floods. <i>Peter Williams explained that the sites that have been put forward would be subject to a Strategic Flood Risk Assessment.</i></p> <p>Hemyock cannot take any more development, can we have a referendum, and can we have a neighbourhood plan? <i>Peter Williams explained that within a neighbourhood plan it is not possible to have less development than contained in the Local Plan. He went on to say that MDDC need to consider all of the proposed sites and will investigate and gather evidence on flooding, transport issues etc.</i></p> <p>A member of the public believed that MDDC had taken over 2 of the affordable houses in Griffin</p>	

Close. Is this true? *This is not a parish council matter and should be referred to the Upper Culm Community Land Trust*

When and how will decisions be made with regard to the site options available? *Peter Williams explained the Local Plan Review process.*

Is a petition acceptable? *Peter Williams confirmed that petitions and standard letters are perfectly proper and acceptable as long as names and addresses are provided.*

How flexible is the feedback date of 24<sup>th</sup> March? *Not flexible at all. There is a process the plan has to follow.*

Do you consult with neighbouring districts ref transport/vehicle movements? *Yes, MDDC consult with DCC Highways*

If parishioners make it clear to the parish council they are against any development that should be enough. *The parish council will complete its own feedback. It is for individuals to complete the online survey or send feedback to MDDC, as some parishioners may not agree with the comments that the parish council make.*

The relaxation of planning permission ref barn conversions may affect the numbers of dwellings required. *Peter Williams explained that these 'windfall' houses cannot be counted as part of the housing allocation numbers required.*

Can a badger set stop development? *They are a protected species. Badgers can be moved but it can influence planning decisions.*

Some individuals will draft a standard letter and leave at the Spar and Post Office for parishioners to use.

Does MDDC use a scoring matrix to assess the sites? *There is no scoring matrix. MDDC gather evidence on highways, infrastructure, flooding etc. They have a scoring mechanism to show how sustainable a site is.*

If parish agree to some development/houses then more will be allocated to the village, if the parish say no to houses/development then it may still get some, but less.

Individuals need to consider where they wish to live, how they wish the village to look and what development the village needs over the next 20 years to achieve this vision.

MDDC should develop J27 and improve the public transport links to and from the village.

Traffic is a concern in the village. Some development could be tolerated if the transport infrastructure was improved.

Will the parish council publish its feedback on the website? *Yes*

Mr Williams was thanked for attending the meeting and answering the questions raised. Mr Williams then left the meeting.

Mr Major went through the questions on the survey to gauge the audience's response.

- The majority of people attending the meeting were in support of policies S1 & S2 on sustainable development.
- The majority of people attending the meeting were in support of option (2a) to develop Junction 27.
- It was felt that it is too soon to comment on the number of houses required until MDDC has completed its housing needs survey.
- The majority of people attending the meeting were against any development at the three proposed sites of Conigar, Culmbridge South and Culmbridge North.

Mr McCulloch thanked everyone for attending and bearing with the council as it went through the main points of the survey. The council will form a working group to consider the feedback and complete the survey. The results will be published on the website.

**5. Date of the Next Council Meeting. Wednesday 2<sup>nd</sup> April 2014 at 7.30pm Forbes Lounge, Parish Hall**

Meeting closed at 10.00pm

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