

SOUTH HUISH PARISH COUNCIL

Minutes of Parish Council Meeting

Date: 17 th January 2022		Venue & Time: Galmpton Village Hall, 19.00hrs
Present: Cllr Stephen Carter Cllr Simon Coleman Cllr Paul Green Cllr Jo Hocking (in the chair) Cllr Ann Rossiter Cllr Alan Rundle	In Attendance: Kathy Harrod (Parish Clerk) SHDC Cllr Mark Long SHDC Cllr Judy Pearce Parishioners/guests 20	Apologies: Dist. Cllr Rufus Gilbert

REF 2021/22 MINUTES

66/21 WELCOME & APOLOGIES

67/21 DECLARATIONS OF INTEREST - Cllrs Rossiter and Rundle declared an interest in respect of planning application 1303/21/FUL and withdrew from these discussions.

68/21 PLANNING FOR DISCUSSION

a) 1303/21/FUL, Land at SX 680402 east of Thornlea View, erection of ten dwellings.

Prior to the commencement of the Councillor discussion in respect of this application the Chairman invited comments from those present. The applicant made a short address to provide an overview of the development and why they aspire to create something beneficial to the parish. It is their dream and aspiration to create a truly affordable development to enable generations of families to live in the parish and be a part of the community.

Other comments received from those attending included:

- The application being in conflict with the South Huish Neighbourhood Plan
- Questions regarding settlement boundaries and avoidance of coalescence.
- Costing of open market housing.
- Issues regarding the significant potential to cause flooding further along the valley. Could individual soakaways per property be a solution? There needs to be consideration of the Atkins report and clear plans of how to avert the impact of ten new properties at the site.
- How would the affordable housing be managed to ensure that it remains affordable for local people in perpetuity? Would a Community Land Trust be a solution? It is a reasonable expectation of the parish to expect this to be legally approved before planning is given.
- Are there plans for future development? The applicant clearly stated 'no.'
- The road design is currently such that a second phase could be anticipated. Noted that if the angle of one of the properties were changed this would block the potential access meaning no development could take place.
- It was noted that this site was previously dismissed as a potential allocated site – this is different from a rural exception site.
- The access and ingress to the site is not adequate. The road is too narrow, the splay is insufficient, there is no pavement and it would create more traffic emerging from a blind exit onto a busy road.
- Garages are too small.
- The road would be a private estate – what does this mean for refuse removal, the road is too narrow to refuse lorries to enter and turn around. It is probably that refuse would have to be collected from the site entrance, this would leave nearby properties overlooking a collection of waste bins.

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- A query was raised in respect of the S106 re the mortgagee and possession clauses. It was uncertain if SHDC would accept these for the purposes of planning policy.
- Street lighting would be in contradiction to the dark skies policy.
- The police have stated they have no record of consultation – it was also noted that those in the immediate vicinity had not received any prior consultation information until the Parish Council arranged a drop-in session earlier in the day.
- This would appear to be overdevelopment of Hope Cove, there is insufficient infrastructure to cope.
- The site is in the heart of the AONB and the views are protected.
- The location is inappropriate for many of the reasons already stated.
- Parishioners felt that the Neighbourhood Plan that they had created encapsulated what was important to the parish and should be adhered to. This was particularly important as it had been created by everyone with an interest in the parish including parishioners, second homeowners and local businesses.
- There was no identified need for affordable housing at the time of the plan. A new housing needs survey to identify if the need has changed would be required to prove any statements on the requirement of affordable properties.

When the Chairman was confident that everyone had been given sufficient time to provide their viewpoints the meeting was closed for further comment. The Councillors then discussed the application.

During the Councillors discussion the following points were made:

- This is considered ribbon development, something that is categorically opposed. The gap between the two sites of Galmpton and Hope Cove must be preserved.
- The figures given would not work with a smaller development, we are looking at ten properties or nothing.
- The plans are contradictory to the Neighbourhood Plan policies.
- Strong concerns were raised re power, waste, lighting, flooding and the local ecology.
- Information from both Highways and the Police is either missing or unsupportive.
- Development in this historic environment was opposed.
- Statements in the application are questionable, this had been confirmed earlier by those attending.
- This does not sit favourably with the Joint Local Plan.

The Councillors were in unanimous agreement that this application would be objected to.

69/21 At 20.12 hrs the Chairman thanked everyone for their attendance and declared the meeting closed

Next Meeting Dates: **9th Feb, 9th March, Venue Galmpton Village Hall.**

Please watch the website and noticeboards* for details of meetings and other pertinent information.

*** SHPC are not always able to update the noticeboard opposite the Post Office due to vehicular obstruction.**

Signed as a true record: _____

Print Name & Date: _____

Agenda Items and Updates; where possible please submit to the Clerk by the first Wednesday in the month to ensure time for inclusion, circulation, and study. If a Council Member is unable to attend a meeting it would be appreciated if they could submit a brief précis of progress on their actions, if applicable, (to the Clerk for distribution) together with their apologies.

Distribution List : Cllrs Carter, Coleman, Green, Hocking, Rossiter, Rundle **for information to:** County Cllr R Gilbert, Dist. Cllr Judy Pearce, Dist. Cllr Mark Long, 3 South Huish Parish Council Notice Boards, National Trust, Richard Pollard, Dave Illingworth