

CULMSTOCK PARISH COUNCIL

Minutes of an Extraordinary meeting of the Parish Council held on 5th September 2019
in Culmstock Village Hall at 7pm

Present: Cllrs. Miss L Jones (Chairman), E Box, Mrs J Saunders, Mrs B Davies, the Clerk and five members of the public.

- 135. Democratic Period:** Five members of the public were present to raise concerns relating to planning application 19/01310/Full. They were all encouraged to submit a response to the district council as soon as possible.
- 136. Apologies:** Cllrs. Mrs R Balchin, M Plastow, G Bass, Mrs J Zebedee, M Chugg, T Platel, G Hughes, R Radford & S Clist.
- 137. Declarations:** For reasons relating to business, Cllr. Chugg sent apologies due to a DPI in planning application 19/01310/FULL.
- 138. Matters Arising:** None.
- 139. Planning and Planning Correspondence.**
The following application was considered:
19/01310/FULL Erection of bungalow and detached garage. Land at NGR 310275 114265 (Adjacent 10 Great Meadow) Hunters Hill, Culmstock.
Councillors agreed to object to the proposal for a number of reasons, but principally for the resultant loss of public open space if the application is approved. The proposed bungalow will replace the Public Open Space which was assigned under MDDC's own Decision Notice for 18/00214/MFUL – this open area should be left intact for the enjoyment of the residents and their families in both halves of the Hunters Hill development; a community space and a safe area for children. Other points that will be mentioned in the response:
The incremental changes on sewerage capacity show a presumption of limitless growth.
The allocation of four parking areas for a three bedroom bungalow shows no regard for carbon emissions.
There is no mention of the bus service both to the north and south. The MDDC Local Plan policy S9 states that development should respond to Climate Change (section 2.56).
The proposed market housing reduces the proportion of Affordable Housing in Phase 2 to just 26.7% which is below Mid Devon's own set target of 28% as a minimum ratio in Policy S3 (previously COR3) and the district council will be asked to consider that this addition to the Phase 2 development cannot be for Market Housing. It was noted that the northern boundary of the site is not formed by an "existing mature hedgerow" as stated. No reference is made to any effect on the significant groundwater flow off the upper remaining part of the field above the development. By enclosing the northern boundary of the new site, floodwater will build up along the northern boundary being unable to reach the attenuation basin immediately to the south of the site.
- 140. Items for information and future agenda items:** None.
- 141. Dates of future meetings:** 19/09/2019