

## **DITCHEAT PARISH COUNCIL PLANNING MEETING**

MINUTES OF DITCHEAT PARISH COUNCIL PLANNING MEETING HELD ON THURSDAY 6<sup>th</sup> SEPTEMBER 2018 in the CHURCH ROOM, DITCHEAT.

PRESENT: Chairman: Councillor Evans (CE); Councillors Clark (HC), Harrison (HH), Travis (RT), Clifford (SC), Hughes (LH) and Hutton (RH).

BY INVITATION: District Councillor John Greenhalgh (JG).

**PUBLIC PARTICIPATION** – Opportunity for members of the public to address the Parish Council. The Chairman invited those present to address the Parish Council.

Mr Ben Pearce introduced himself stating that he was representing the applicants for Item 126/18 1) and that he was attending to listen to any comments raised and if necessary answer any queries.

Five members of public expressed various comments/concerns about the proposed application for developing the land at Folly Orchard which included:

- The design of the development appears to create a private street which should be commended.
- The village does not have a 30mph speed limit as stated in the application but is subject to the national speed limit of 60mph.
- The application falls outside the current and draft proposed Local Plan Development Boundary
- One of the properties in the development by the corner of Back Lane opposite Folly Drive would be considerably higher than the road and surrounding properties due to the elevation of the current ground level.
- On entering the village from the direction of Arthurs Bridge the first view of the development would be the back of one the proposed houses.
- A condition of any permission granted should be the creation of a footpath along the length of the site.
- The planning application states that the proposed access and egress as designed is the ideal place due to the 30mph speed limit but as previously stated this limit does not exist and the exit is in fact in a dangerous location as it is essentially on a blind corner.
- The access road needs to be considerably wider; the current design does not allow access for emergency vehicles.
- The proposed density of the plot is too high for the site.
- The design does not follow the village vernacular; it is more urban than rural village.
- The environmental impact on what used to be a thriving orchard would be unacceptable.
- It was suggested that the orchard has been wilfully neglected; the application states that piles of branches would be allowed to remain in the undeveloped part of the site for ecological reasons however a fire had been started that morning burning the cut down trees and branches.
- It is believed that the environmental report is incorrect as it indicates the unlikely presence of Great crested newts in neighbouring gardens, but this was refuted by residents living in adjacent properties who had ponds in their gardens where great crested newts had been observed.
- The proposed house at the front left of the plot is too far forward of the building line.
- Orchards within villages are a very special aspect of Somerset and if a development must be on a greenfield this should not include orchards.
- Offers which have previously been made to the owners to replant/maintain/use the orchard for small scale commercial purposes were refused.

126/18 APOLOGIES FOR ABSENCE - Apologies for absence from Councillors Dando and Kerr (SK) – were received and approved.

127/18 CODE OF CONDUCT – Declarations of interest and dispensations – None.

128/18 PLANNING: to consider the following planning application: -

1) Full application -Demolition of Bungalow and Erection of Five Detached Dwellings with Associated parking & landscaping. Folly Orchard, Ditcheat. Ref: 2018/1937/FUL.

CE gave an overview on the existing and proposed Local Plan including the PC's response to various iterations of the draft Local Plan. The overview included the comments from the County Ecologist regarding the ecological survey undertaken on behalf of the applicants about the proposed site which appeared to set out certain conditions that should be attached if planning permission was granted.

**Outcome:** Unanimous 'Recommend refusal' for the following reasons:

- Principal objection is on the grounds that the proposed application is for a development outside the current existing and the draft proposed Local Plan Development Boundary.
- Fundamental issues with the design which is not in keeping with the village.
- Not a small development as considered acceptable by the PC and as detailed by the PC in its response to the draft Local Plan Part 11.
- The visual imposing impact when entering the village from the A 371 is not acceptable.
- The development is not for affordable housing as detailed by the PC, following public consultation, in its response to the draft Local Plan Part 11.
- The proposal does not bring any improvements to the roads and pavements in the vicinity of the development.
- Inaccuracy in the design statement alluding to a 30mph speed limit in the village which is incorrect; there is currently no speed limit in the village below the national limit of 60mph.

2) Householder application – Proposed rear single storey extension and associated internal alterations. Holmeswood, Ditcheat. Ref: 2018/2072/HSE. **Outcome:** Unanimous 'Recommend approval' with the following comments – there is little or no visual impact, single storey and an improvement to the existing building.

129/18 ANY URGENT MATTERS OF REPORT.

For information – It was noted that it is proposed that a Temporary Traffic Regulation Order will be put in place to introduce a 30mph speed limit on the A37 for a period from 1<sup>st</sup> October to 1<sup>st</sup> December to facilitate highway works and is in the interest of public safety.

Signed: Chairman of Ditcheat Parish Council

Dated: 27<sup>th</sup> September 2018

DATE OF NEXT FULL MEETING – 27<sup>th</sup> SEPTEMBER 2018 AT 7.30 pm in the CHURCH ROOM

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