

DITCHEAT PARISH COUNCIL PLANNING MEETING

MINUTES OF DITCHEAT PARISH COUNCIL PLANNING MEETING HELD ON THURSDAY 4th APRIL 2019 in the CHURCH ROOM, DITCHEAT.

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

Before the meeting commenced CE explained to members of the public present that the Parish Council would not be raising any new comments regarding the Local Plan. Also, that the PC would not be considering the planning application Item 049 2) on the agenda as the neighbours of the Alhampton Inn had not been notified of the application nor had a site notice been erected. However, as the applicant, Mr Mant, had attended the meeting he was welcome to address the Parish Council to give details of the application and answer any questions that councillors may have.

PUBLIC PARTICIPATION – Opportunity for members of the public to address the Parish Council. The Chairman invited those present to address the Parish Council. Mr Mant spoke on his planning application that was to be considered at the meeting. Mr Mant explained the rationale for increasing the car parking capacity at the Alhampton Inn was to improve the safety of all roads users by removing the necessity for vehicles to park on the road as at present. The intention is to invest in the pub, and it is hoped that the larger carpark would enhance trade to improve the long term financial viability of the pub. The plan includes landscaping to reduce any nuisance from noise or vehicle headlights.

046/19 APOLOGIES FOR ABSENCE - there were no apologies for absence.

047/19 CODE OF CONDUCT – Declarations of interest and dispensations – Councillor Clifford declared a personal interest as his property was nearby the application site. Request for dispensation for disclosable pecuniary interests – none.

048/19 LOCAL PLAN - PART II: the PC discussed and agreed the response of the Parish Council to the changes to the Proposed Changes to the Submission Draft of the Mendip Local Plan Part II which the Local Plan Inspector has recommended that these changes are published for public consultation to enable him to consider them at the Examination. It was noted that the consultation is focused on the Proposed Changes, accompanying maps and other documents which have been updated and specifically take account of the proposed changes which are available on the MDC website and that the consultation is not an opportunity to raise new objections to the Pre-submission Plan. Resolved that the response of the PC would include the following statement: Ditchheat Parish Council considers that the proposed reduction in the size of land allocated in DT1 is too great. In order to deliver the 16 houses needed to meet the requirements of the Local Plan the houses would need to have access directly on to the road as there is no space for an internal road and there is no space to provide a footpath to connect the development with the village amenities. In addition, the style of the development will of necessity be of high-density low-cost houses meaning that a developer will be unable to afford any contribution to the village school as required in the Part 2 plan or any other amenities.

- 049/19 PLANNING APPLICATIONS: the following planning application was considered -
- 1) Full application: Construction of a three-bedroom house, land adjacent to Maryland Cottages, Smiths Lane, Ditcheat. Ref: 2019/0371/FUL. **Outcome:** Recommend approval with the comment that the inconsistency of the fenestration detracts from the proposed design.
 - 2) Full application: Alterations to vehicle access. Provision of new parking area and new exit, Alhampton Inn, Alhampton. Ref:2019/0633/FUL. Application not considered – deferred until the meeting on 25th April 2019.

050/19 ANY URGENT MATTERS OF REPORT – None.

Signed: Chairperson of Ditcheat Parish Council.

Dated: 25th APRIL 2019.

DATE OF THE NEXT FULL MEETING – 25th APRIL 2019 AT **8.00pm** in the CHURCH ROOM.

FOLLOWING THE ANNUAL PARISH MEETING at 7.30pm in the Church Room.

PLEASE CHECK THE NOTICEBOARDS FOR AGENDAS AND DATES.
MEMBERS OF THE PARISH AND PRESS WELCOME.