

DITCHEAT PARISH COUNCIL PLANNING MEETING

MINUTES OF DITCHEAT PARISH COUNCIL PLANNING MEETING HELD ON THURSDAY 10th OCTOBER 2019 in the CHURCH ROOM, DITCHEAT.

PRESENT: Chairperson: Councillor Evans (CE); Clark (HC), Dando (JD), James (RJ), Hughes (LH) and Harrison (HH).

IN ATTENDANCE: Miss P Griffiths, Clerk to the Parish Council.

PUBLIC PARTICIPATION – There was one member of the public present. CE invited the member of the public present to address the Council. Mrs Gould expressed concern about the route of the footpath as proposed stating that she did not believe that people wishing to go into the village would take the longer route over unpaved ground. Mrs Gould also had concerns about the dwelling at the most eastern side of the proposed development as in her opinion the plans were misleading, and the house would be more dominant than that shown on the artist's impression.

165/19 APOLOGIES FOR ABSENCE – Apologies for absence from Councillors Travis (RT), Derham (JDr) and Hutton (RH) were received and approved.

166/19 CODE OF CONDUCT – Declarations of interest and dispensations -
a) Declarations of interest on items included on the agenda – JD declared a personal interest in agenda item 167/19 as it is possible to see part of the proposed development from an upstairs window of his property. LH declared an interest in agenda item 167/19 as a churchwarden and the proposed path involves walking through part of the churchyard.
b) There were no requests for dispensation for disclosable pecuniary interests.

167/19 PLANNING
2019/2134 - 7 new dwellings at Folly Orchard, Ditchheat. The PC considered and commented on the revised plan for the proposed development at Folly Orchard which now includes a footpath from the southern boundary of the site alongside Brosley to Grove path on the northern boundary. CE clarified that this was not a formal application but had been requested by the architect on behalf of the applicants to look at the changes made following the meeting where the PC made comments and suggestions on the application for the proposed development at the meeting held on 19th September. CE further explained that there were two main issues to consider and it was agreed to comment on these separately as follows:

Issue 1 - The location and route of the proposed footpath. Agreed unanimously that the proposed route/location of the footpath was unacceptable for the following reasons:

- 1) It is unlikely that residents would use this longer route and would avoid it by walking on the road in front of the dwellings known as Brosley and Coplands in order to get on to the pavement outside the west the garden at Coplands.
- 2) The route as proposed meets up with the end of the Grove Path turning in to public footpath SM 6/28 (post meeting note - the definitive map appears to show SM 6/28 as being the Grove Path and then a route through the churchyard) however part of this path SM 6/28 is not paved and it is unlikely therefore that this path would be used when wet particularly in winter.
- 3) There is no lighting on the existing path (SM 6/28) and this may prove challenging for people going to and from the school again particularly in winter.

The PC is clear and unanimously agreed that the most suitable route/location for a footpath is along the front of the development to meet up with the existing pavement outside the dwelling known as Coplands.

Issue 2 - The location of the terrace of houses no 5, 6 and 7. It was agreed unanimously that the proposal to move the terrace of houses 5,6 and 7 back in the site in line with the adjacent property (Brosley) was in accordance with the PC's view at the meeting on 19th September, accepting that the proposed footpath alongside Brosley had not been shown on the changed plan. The proposal to move the terrace of houses 5,6 and 7 further east in the site leaving a margin of 2 metres from the boundary between the dwellings and the boundary with Brosley was more acceptable.

168/19 ANY URGENT MATTERS OF REPORT – None.

Signed: Chairperson of Ditchheat Parish Council.

Dated: 31ST October 2019.

DATE OF THE NEXT FULL MEETING – 31st October 2019 AT 7.30pm in the CHURCH ROOM.
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MEMBERS OF THE PARISH AND PRESS WELCOME.