

DITCHEAT PARISH COUNCIL PLANNING MEETING

MINUTES OF DITCHEAT PARISH COUNCIL PLANNING MEETING HELD ON THURSDAY 21st NOVEMBER 2019 in the CHURCH ROOM, DITCHEAT.

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

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

BY INVITATION: District Councillor John Greenhalgh (JG).

PUBLIC PARTICIPATION – There were three members of the public present. CE invited the member of the public present to address the Council. Mr S Gould expressed concern about the accuracy of the drawings that had been submitted for the planning application on the agenda. Mr A Nicholls acknowledging that his previously expressed concerns had largely been addressed but was concerned about the plan both in terms of timeline and structure of the proposed footpath.

Mrs L Gould expressed concerned about whether the matter of the Great Crested Newts had been properly addressed. Mr S Gould added a second point about his concern that the provision of a pavement is intended only to serve as a 'sop' and will in fact only serve to widen the road and is likely to be eroded/damaged by HGVs leaving the village.

187/19 APOLOGIES FOR ABSENCE – Apologies for absence from Councillors Travis (RT) and Clark (HC) were received and approved. Councillor Derham (JDr) had also sent apologies as she would have declared an interest and would have withdrawn from the meeting for the only item on the agenda.

188/19 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 189/19 a) as it is possible to see part of the proposed development from an upstairs window of his property. RH declared a personal interest in agenda item 189/19 a) as Orme Architects acting for the applicant are undertaking some unrelated consultancy work outside of the parish for a company of which he is a director.
b) There were no requests for dispensation for disclosable pecuniary interests.

189/19 PLANNING
The following planning application was considered -
a) Erection of 7 new dwellings following the demolition of existing bungalow (as amended by revised drawings) land at Folly Orchard, Ditchheat. Ref 2019/2134/FUL.
Outcome: Recommend approval for the following reason: All previous objections identified by the Council have been dealt with. The Parish Council acknowledge that the development is in Open Countryside and will leave judgement against that issue to others.

The PC had the following additional comments:

- The pavement should be completed at the latest before first occupation of any part of the development and would expect this to be mandated through the Section 106 Agreement.
- It is noted that the pavement as proposed does not connect with the existing pavement in the village in front of Brosley and Coplands as had previously been required.

- The corner, where the pavement is proposed, is at present continually eroded by HGVs as they turn this corner. This leads to concerns over potential damage to the pavement and risk to pedestrians on the footpath. The Parish Council believes that the pavement in this location should be protected with some type of vehicle barrier.
- The PC trust that environmental concerns raised by parishioners such as the Great Crested Newts will be dealt with through appropriate conditions.
- The Parish Council wish to be consulted regarding provision of contributions to village amenities such as the school and playfield prior to signing of the 106 Agreement.

190/19 ANY URGENT MATTERS OF REPORT – None. However, RH asked that the matter of high-speed broadband be an agenda item for the next full meeting and proposed that Truespeed – a company providing high speed broadband, who had contacted the PC, be invited to the meeting. Agreed. **Action: The Clerk.**

Signed: Chairperson of Ditchheat Parish Council.

Dated: 12th December 2019.

DATE OF THE NEXT FULL MEETING – 12th December 2019 AT 7.30pm in the CHURCH ROOM.

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