

MINUTES OF THE PARISH COUNCIL MEETING
OF BUCKLAND BREWER PARISH COUNCIL HELD ON
THURSDAY 29th MARCH 2018 AT 7:30 AT
PARISH CHURCH SCHOOL ROOM

Members Present: Mrs Barbara Babb, Mr Andrew Hewitt, Mr George Heywood, Mrs Elisa Hurley, Mr Jim Lowe, Mr Trevor Mills, Mrs Rosemary Sanders and Mr David Watson.

Also in attendance 4 members of the public

Parish Clerk: Mr P Blossie

KEY: Actions are shown in bold blue type Decisions are shown in bold red type

665. **Apologies for Absence:** Marie Douglas

666. **Declarations of Interest:** Andrew Hewitt, George Heywood and Barbara Babb all declared non-pecuniary interests in different aspects of the Southwood Meadows item (668b). The Chair and the Clerk agreed that, as this was not a consultation requiring a formal response, it would be acceptable for them to take part in the discussion but not to take part in any vote.

667. **Public Participation:** Three residents of Southwood Meadow expressed their concern about the plan supplied by the developer. There was some confusion about whether this was a new application or whether their earlier objections would be reconsidered. It was explained that the Council and the residents of Southwood Meadow had been asked by the developers to comment about the mix of properties. Their comments included concerns that the latest sketch plan showed 22 properties and not the 18 approved on the earlier outline planning application. It was stated by one resident that they felt this was not a proper consultation and that the developers should have arranged a public meeting. One resident said that their original objections had been a waste of time.

668. **Planning:**

a. **Application: 1/0223/2018/FUL, Spuddlers Barn, West Eckworthy, Field Shelter on concrete hardstanding with incorporated feed store** Andrew Hewitt said that the plans are for a concrete base and a steel building and was concerned about drainage. **It was agreed unanimously to support the application with a rider requesting that due consideration is given to surface water drainage.**

b. **Land Adjacent Southwood Meadow: Contact from Developer** The Parish Council and residents of Southwood Meadow had received letters from the Southwood Meadow developers, WPM, asking for feedback and enclosing a layout plan. Jim Lowe read out the Clerk's response to WPM Planning and Development's letter, saying that, with no supporting information it would not be possible for the Council to make a properly considered response. WPM's reply had said that, at this stage, they were only interested to know the community's thoughts about the mix of properties. Jim Lowe had discussed the matter with the Planning Department. They had agreed that the 1-bed apartments and 2 and 3-bed properties probably formed the 40% affordable housing requirement, although this was not clearly stated. Jim felt that, if this was the case, the remaining properties included no small, open-market properties. Elisa Hurley said that she felt that there should be a full consultation, face to face with the developers. Andrew Hewitt was concerned about the s106 agreement. Although there were no details available at this stage he was fearful that,

unless we could get an alternative arrangement agreed in advance, it would be likely to provide a large sum of capital monies for the Playing Field Association, which, at this time, they would not be able to properly utilise or have the means to support in terms of future revenue spending. Some concern was expressed about the area outlined in blue which included both a large green space within the area originally approved on the outline application, and an adjacent bungalow owned by the same landowner. Following a discussion about various aspects the layout, **it was agreed that the Clerk would write to the Planning Department, with a copy to the District Councillor, pointing out the following concerns:**

- I. Clarification is needed about which properties constitute the 40 % affordable housing requirement**
- II. Unless the developer plans to provide 4-bed affordable houses, the mix does not include any small, open-market properties suitable as starter homes or for people who do not otherwise qualify for affordable housing.**
- III. The pond shown on the layout plan does not exist. It is shown in a field owned by another landowner and the layout shows a path leading to that field. What are the developer's future plans for that area?**
- IV. What are the future plans for the area marked in blue and why does it incorporate a property not included in the original outline plan?**
- V. Who will be responsible for maintaining the green space?**
- VI. The outline planning provision provides s106 monies of £18,022 for offsite play provision. The Parish Council believes that it should be the appropriate body to allocate this sum, which could be used to develop the village's new community field as well as maintain the existing playing field. The Parish Council should have discretion about how much should be used for capital works and how much for revenue expenses.**

There being no further business, the meeting closed at 8:20 pm

Dates of Future Meetings:

Parish Council – Wednesday 11th April 2018, 7:30pm, Parish Church School Room

Signed as a true record:

Chairman: **Date:**