

CREECH ST MICHAEL PARISH COUNCIL

Draft Minutes for the Meeting of Creech St Michael Parish Council Planning Committee
held at Creech St Michael Village Hall on **Monday 24 July 2023 at 7.00pm**

Member Attendance

Cllr. Charlie Cudlip – Chair	CC	Present	Cllr. Kieran Roe MBE	KR	Present
Cllr. David Griffen	DG	Present	Barbara Williams (Community Representative)	BW	Present

Also Present: 7 (seven) members of the public (including 1 (one) via the Zoom stream) and Andrew Williams, Creech St Michael Parish Clerk and Responsible Financial Officer.

Meeting started at 7.01pm

1.0	Chair's welcome				
	1.1 Election of a Chair CC was elected Chair in the absence of Cllr. Phillips.				
	Prop: DG	Sec: KR	In Favour:3	Against:0	Abstain:1
2.0	Public Question time - Questions asked by the Public and Press will be noted.				
	CC Proposed that any questions and comments from members of the public be taken within agenda items. No other comments were received.				
3.0	To receive any apologies for absence				
	Apology received from Cllr. Phillips.				
4.0	Declarations of Interests				
	4.1 Declarations of Individual Members				
	None.				
	4.2 Dispensation Request				
	None.				
5.0	Minutes				
	To Review and Approve the minutes of the meeting held on the 26 June 2023. [M]				
	The minutes of the meeting held on 26 June 2023 were approved and signed by the Chair.				
	Prop: CC	Sec: KR	In Favour:3	Against:0	Abstain:1



6.0	Planning Applications – to Consider and Make Recommendations to be passed to the relevant authority on the following Planning Applications (links to the relevant application are available via the planning reference). [M]				
	14/23/0002				
	Gladman Developments Limited Application for Outline Planning with all matters reserved, except for access, for the erection of up to 100 No. dwellings with public open space, landscaping, sustainable drainage system (SUDs) and vehicular access on land at North End, Creech St Michael.				
	<p>A resident asked for clarification on the process of a planning hearing and asked if it was possible to obtain some support in preparing for a planning hearing.</p> <p>CC suggested that one way to understand the process was to view hearings online. The Clerk and RFO suggested that contact be made with Somerset Association of Local Councils (SALC) to seek advice.</p> <p>A resident asked if the Parish Council would be continuing to oppose the application. CC confirmed that this was the purpose of the debate. CC summarised the document titled the Planning Policy Memo, which had been submitted by a Somerset Council Officer. In particular the importance placed on the Neighbourhood Plan and the designation of the land as part of the “Green Wedge”.</p> <p>CC proposed that the Parish Council respond using the substance of the Planning Policy Memo. DG proposed that the previous objects be reaffirmed.</p>				
	Prop: CC	Sec: DG	In Favour:4	Against:0	Abstain:0
	14/23/0017				
	West of England Developments (Taunton) No2 Ltd Application for Approval of Reserved Matters following Outline Approval 14/21/0024 for the erection of up to 28 No. dwellings with associated works, appearance, landscaping, layout and scale on land to the west of Derham Close, Creech St Michael.				
	<p>A representative of the developer responsible for the Derham Close site explained the minor changes to the plans that had been submitted. The representative explained that a revised Construction Management Plan and Construction Ecological Management Plan had been submitted to address a number of the issues that the Parish Council had raised.</p> <p>BW asked for clarification on the number of houses and bungalows on the site. The Developer’s Representative confirmed there would be up to 7 single-storey properties.</p>				



	<p>CC sought confirmation from the Developer's Representative that the planting within the development would be well-managed and maintained. The Developer's Representative confirmed that it would be the responsibility of a Management Company.</p> <p>Action: Clerk and RFO to share the Construction Management Plan with the Head of the School.</p> <p>CC proposed that the application was supported.</p>				
	Prop: CC	Sec: DG	In Favour:4	Against:0	Abstain:0
	14/23/0029/CQ				
	<p>Mr & Mrs Dunster Application for Prior Approval for proposed change of use from agricultural building into 1 No. dwelling house (Class C3) and associated building operations at barn at Greenway Farm, Whiteleaze Lane, Thurloxton.</p>				
	<p>CC proposed that no objection be made against the application.</p>				
	Prop: CC	Sec: BW	In Favour:4	Against:0	Abstain:0
	Items for Discussion				
7.0	<p>Langaller Park Development (Formerly Known as MH2) – updates on recent meetings with West Monkton Parish Council, the Developers and Planning Authority.</p>				
	<p>The most recent meeting with the Developer's Representative and the Lead Planning Officer had been cancelled. A joint meeting with West Monkton Parish Council was planned for 9 August 2023, ahead of a scheduled meeting with the Developer's Representative and Lead Planning Officer on 25 August 2023.</p>				
8.0	<p>Planning Log – Updates on previously considered planning applications.</p>				
	<p>The Clerk and RFO shared the Planning Log and updated the Committee on decisions that had been made.</p> <p>In respect of application 14/23/0015. Action: The Clerk and RFO was asked to request to be copied in to any noise report surveys supplied to Somerset Council. In addition, The Clerk and RFO should write to the neighbouring residents to ask them to confirm that the application conditions are being adhered to.</p>				
9.0	<p>Neighbourhood Development Plan – the progress made to update the Neighbourhood Development Plan.</p>				
	<p>No progress had been made on the revisions to the Neighbourhood Plan.</p>				
	Other Matters				



10.0	Correspondence
	10.1 To consider any correspondence received that Councillors wish to raise that has already been circulated.
	None.
	10.2 To note items of correspondence received by the Clerk and RFO deemed appropriate to be brought to the attention of the Parish council.
	None.
11.0]	New Matters to be Carried Forward
	None.
12.0	Council to Decide if to Exclude Members of the Public and Press for the Following Item(s) [M]
	None.
	Prop: Sec: In Favour: Against: Abstain:

The meeting ended at [TIME]

[M] = Where a resolution (vote) is expected

Andrew Williams, CSM PC, Clerk and RFO, 07708 680797, email clerk@creechstmichael.net

The next Creech St Michael (CSM) Parish Council meetings are on:

4 September 2023
2 October 2023
6 November 2023

at 7pm in the CSM Village Hall
at 7pm in the CSM Village Hall
At 7pm in the CSM Village Hall



