

# CREECH ST MICHAEL PARISH COUNCIL

## Approved Minutes for the Extraordinary Meeting of Creech St Michael Parish Council held at Creech St Michael Village Hall on **Thursday 16th February 2023 at 7:00pm**

### Councillor Attendance

Cllr. Charlie Cudlip	CC	Present	Cllr. Paul Tucker	PT	Present
Cllr. Diane Phillips	DP	Present	Cllr. David Griffin	DG	Present

**Also Present:** Cllr. Norman Cavill (SCC), fifteen (15) members of the public (including five (5) via the Zoom stream) and Andrew Williams, Creech St Michael Parish Clerk and Responsible Financial Officer.

### Meeting started at 7:00pm

1.0	<b>Appointment of a Chair</b>
	CC was appointed Chair for this meeting.
	<b>Prop: PT      Sec: DG      In Favour: 4      Against: 0      Abstain: 0</b>
2.0	<b>Chair's welcome</b>
	CC welcomed all Councillors and members of the public to the meeting.
3.0	<b>Public Question time</b> - Questions asked by the Public and Press will be noted.
	None. CC asked that comments relating to the planning applications be given during the relevant items.
4.0	<b>To receive any apologies for absence</b>
	Apologies were received and noted from Cllr. Peters and Cllr Fothergill (SCC). Cllr. Davidson's absence on compassionate grounds was noted.
5.0	<b>Declarations of Interests</b>
	<b>4.1 Declarations of Individual Members</b>
	None.
	<b>4.2 Dispensation Request</b>
	None.
6.0	<b>Planning Applications</b> – 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). <b>[M]</b>
	<b>14/23/0002 [M]</b>
	<ul style="list-style-type: none"> <li>• A member of the public and representative from the resident's group from North End, spoke at length about the planning application and raised a number of issues.             <ul style="list-style-type: none"> <li>- The group sought the support of the Parish Council in objecting to the planning application.</li> </ul> </li> </ul>

- To consider engaging the services of an external planning consultant to support the objection.
- The group outlined a series of concerns about the planning application.
  - The preservation of village status. Concerns raised about the impact of the proposed development on the character of a historic village.
  - The proposed development is outside of the settlement limits of the village and the site is not included as a site for development within the district council's core strategy.
  - The proposed development is contrary to Policy DM2 Development of the Countryside, Policy SD1 Presumption in Favour of Sustainable Development and Policy SB1 Settlement Boundaries of the adopted site allocations management plan 2016. Therefore, approval of the application would set a dangerous precedent.
  - The adopted Neighbourhood Plan did not make provision for any further significant development following the allocation of land to the development in Hyde Lane and Creech St Michael's status in the Local Plan as a minor rural centre.
  - The village currently has very limited social infrastructure to support a development of this size and scale. Both the village school and medical centre are currently over-stretched.
  - The proposed development will reduce the natural separation between Creech St Michael and the north-east boundary of Taunton.
  - The proposed development will have a significant visual impact on surrounding homes. Views from the village across to the Quantocks and the Blackdown Hills will be compromised by the height of the development.
  - The proposed site will increase the risk of flooding in the North End area of the village that is prone to flooding as the proposed drainage systems do not guarantee that additional rainfall will be drawn away from the village.
  - The significant increase in vehicle movements brought about by the proposed development is unacceptable. The increased traffic will generate significantly higher levels of noise and traffic pollution.
  - The proposed development is located on a site that had previously be used as a dump and could contain significant levels of phosphorous.
- DG sought clarification on whether any external support would be legal advice or planning advice or a combination of the two and what the Council would be instructing the specialist to provide.
- A member of the public sought clarification on new rules being introduced by the new Somerset Council on the ability of consultees to contribute to planning hearings. Cllr. Cavill provided an explanation that the time allowed would be 15 minutes for each party for and against an application, excluding unitary councillors' contributions.
- A resident and member of the North End Community group sought clarification on a number of issues relating to the consultation undertaken by Gladman. Clarification to the questions would be provided by the Clerk and RFO. In addition, the resident asked for support from the Parish Council to include a series of conditions to any successful application.
  - That the landowners of the fields containing the current footpath linking the proposed development site to Hopkins Field, give permission for the changes to said footpaths as proposed in the Application.

	<ul style="list-style-type: none"> <li>- If the current owners of said fields agree to the proposed changes to the footpath, the developer will install a 2m high fence behind the houses in West View adjacent to it, to be maintained as part of the estate's management plan for a minimum of 15yrs.</li> <li>- That the remainder of the field adjacent to the motorway and being described as a 'buffer' is designated as a permanent green area and no further development will be permitted in perpetuity.</li> <li>- That the road improvements outlined in Gladmans Transport Assessment (subject to any amendments required by Somerset Council, and their subsequent approval) be completed in advance and in full, prior to any building work being started on said site.</li> </ul> <ul style="list-style-type: none"> <li>• CC raised the issue of existing applications that were yet to be built. This included c. 250 homes in Hyde Lane and the large development involved with the MH2 application. CC was concerned that these development would not be considered as part of this application by the planning authorities.</li> <li>• A member of the public offered to support the Parish Council as it reviews and revises the Neighbourhood Plan. The support was welcomed by members and would be responded to once the process was underway.</li> </ul>			
	<b>Proposal</b> – that DG contacts the parishioner with expertise to assist and advise the council.			
	<b>Prop: DG</b>	<b>Sec: PT</b>	<b>In Favour: 4</b>	<b>Against: 0</b>
	<b>Proposal</b> – that the Clerk and RFO requests an extension to the consultation deadline from Somerset West and Taunton Council.			
	<b>Prop: CC</b>	<b>Sec: DP</b>	<b>In Favour: 4</b>	<b>Against: 0</b>
	<b>Proposal</b> – that the Parish Council sets aside a sum of up to £3,000.00 to support its objection to the planning application by appointing an external advisor.			
	<b>Prop: CC</b>	<b>Sec: PT</b>	<b>In Favour: 4</b>	<b>Against: 0</b>
	<b>Proposal</b> – that the Parish Council Includes all conditions as detailed by the member of the public in its objection.			
	<b>Prop: CC</b>	<b>Sec: DP</b>	<b>In Favour: 4</b>	<b>Against: 0</b>
	<b>Proposal</b> – that the Parish Council objects to planning application 14/23/0002 in principle and will provide a detailed response to the planning authority.			
	<b>Prop: CC</b>	<b>Sec: DP</b>	<b>In Favour: 4</b>	<b>Against: 0</b>
	<b>14/23/0003 [V]</b>			
	<ul style="list-style-type: none"> <li>• It was agreed that the Parish Council would object to the planning application in principle. Specifically that the application is. <ul style="list-style-type: none"> <li>- Provides a poor aesthetic facing on to the canal and risks causing destabilisation to the bank near the canal.</li> <li>- Overdevelopment of the site, as a garage already exists on the site of the property.</li> <li>- That existing trees and vegetation has been removed without permission to accommodate the development.</li> </ul> </li> </ul>			
	<b>Prop: CC</b>	<b>Sec: DP</b>	<b>In Favour: 4</b>	<b>Against: 0</b>
	<b>14/23/0004 [V]</b>			
	<ul style="list-style-type: none"> <li>• It was agreed that the Parish Council was supportive of the application.</li> </ul>			

	<b>Prop: CC</b>	<b>Sec: PT</b>	<b>In Favour: 4</b>	<b>Against: 0</b>	<b>Abstain: 0</b>
	<b>14/23/0009 [V]</b>				
	<b>Prop: CC</b>	<b>Sec: PT</b>	<b>In Favour: 4</b>	<b>Against: 0</b>	<b>Abstain: 0</b>
	<ul style="list-style-type: none"> <li>It was agreed that the Parish Council was supportive of the application.</li> </ul>				
	<b>Prop: CC</b>	<b>Sec: PT</b>	<b>In Favour: 4</b>	<b>Against: 0</b>	<b>Abstain: 0</b>
	<b>Items for Decision</b>				
7.0	<b>Party in the Park Budget</b> – to consider and approve a budget for the Party in the Park event 2023.				
	The proposed budget for the forthcoming event was approved.				
	<b>Prop: PT</b>	<b>Sec: CC</b>	<b>In Favour: 4</b>	<b>Against: 0</b>	<b>Abstain: 0</b>
	<b>Other Matters</b>				
8.0	<b>Correspondence</b>				
	<b>8.1 To consider any correspondence received that Councillors wish to raise that has already been circulated.</b>				
	None.				
	<b>8.2 To note items of correspondence received by the Clerk and RFO deemed appropriate to be brought to the attention of the Parish council.</b>				
	None.				
9.0	<b>New Matters to be Carried Forward</b>				
	None.				
10.0	<b>Council to Decide if to Exclude Members of the Public and Press for the Following Item(s)</b>				
	<b>[V]</b>				

The meeting ended at 9.08pm

[V] = 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:

Monday 06 March 2023 at 7pm in the CSM Village Hall

Monday 03 April 2023 at 7pm in the CSM Village Hall

Monday 15<sup>th</sup> May 2023 (Annual Parish Meeting) At 7pm in the CSM Village Hall