

CREECH ST MICHAEL PARISH COUNCIL

Approved Minutes for the Meeting of Creech St Michael Parish Council Planning Committee held at Creech St Michael Village Hall on **Tuesday 25th April 2023 at 7:00pm**

Councillor Attendance

Cllr. Charlie Cudlip	CC	Present	Cllr. David Griffin	DG	Present
Cllr. Diane Phillips (Chair)	DP	Present			

Also Present: Six (6) members of the public (including one (1) via the Zoom stream) and Andrew Williams, Creech St Michael Parish Clerk and Responsible Financial Officer.

Meeting started at 7:00pm

1.0	Chair's welcome
	DP welcomed all Councillors and members of the public to the meeting.
2.0	Public Question time - Questions asked by the Public and Press will be noted.
	DP invited those present to raise any issues. A representative of the applicant of planning application 14/23/0017 spoke at length in support of the application and outlined the changes to the proposed plan that had been submitted following the initial application 14/21/0024. Members of the public present were allowed to question the representative and make observations on the application.
3.0	To receive any apologies for absence
	None.
4.0	Declarations of Interests
	4.1 Declarations of Individual Members
	None.
	4.2 Dispensation Request
	None.
5.0	Co-option of J Owen to the Planning Committee. [M]
	This item was withdrawn.
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]
	14/23/0014 [M]

	The Committee confirmed that the concerns raised in the previous application (14/22/0040) remained and that assurances regarding the management of waste water and the connection of the proposed property to the sewage mains were needed before the application was approved.				
	Prop: DP	Sec: DG	In Favour: 3	Against: 0	Abstain: 0
	14/23/0017 [V]				
	<p>The Committee expressed support for the application but raised concerns in the following areas.</p> <ul style="list-style-type: none"> - Traffic Management Plan. The Committee is concerned that the plan fails to take full account of the risk presented by the use of Hyde Lane as the primary route in to the development site when the school is operational. - Dispute Relating to Ownership of Land – it was noted that there was a need to seek clarification on the matter of the ownership of land required to give access to the existing Derham Close development. - Site Working Hours – a request would be made to limit these to at start time of 08.00. - Impact on the Natural Landscape – the Committee supported concerns expressed by residents relating to the impact of the proposed development on the natural habitat that acts as a natural boundary to the site. 				
	Prop: CC	Sec: DG	In Favour: 3	Against: 0	Abstain: 0
	14/23/0018 [V]				
	No objections to the application were raised.				
	Prop: CC	Sec: DP	In Favour: 3	Against: 0	Abstain: 0
	Items for Decision				
7.0	Monkton Heathfield Phase 2/Walford Cross - 14/21/0047/HYB [P] [V]				
	To consider the documents supplied by the planning officer and developers and provide feedback on the proposals.				
	<p>The documents supplied by the developer were considered at length. The Committee was supportive of the outline proposals, but wished to seek further clarification regarding the traffic management plans and the potential negative impact of the development on the existing MH1.</p> <p>The Clerk and RFO to provide feedback to the developer and planning officer.</p>				
	Prop: DP	Sec: CC	In Favour: 3	Against: 0	Abstain: 0
	Other Matters				
8.0	Planning Log - Review of the planning log for 2023.				
	The Clerk and RFO shared the new planning log that will record all planning applications and their outcomes. The document is available on the shared drive.				
9.0	Correspondence				
	9.1. To consider any correspondence received that Committee Members wish to raise that has already been circulated. [CMM]				
	None.				
10.0	New Matters to be Carried Forward				
	None.				

11.0	Council to Decide if to Exclude Members of the Public and Press for the Following Item(s) [M]
	None.

The meeting ended at 9.08pm

[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:

Monday 15th May 2023 (Annual Parish Meeting) At 7pm in the CSM Village Hall
Monday 5th June 2023.

