

## 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 **Monday 26 February 2024 at 7.00pm**

#### Councillor Attendance

Cllr. Diane Phillips – Chair	DP	Present	Cllr. Charlie Cudlip	CC	Present
Cllr. David Griffin	DG	Present (until 7.51pm)	Cllr. Kieran Roe MBE	KR	Present

**Also Present:** 5 (five) 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 7.00pm

1.0	<b>Chair's welcome</b>				
	DP welcomed everyone to the meeting and invited members of the public present to speak.				
2.0	<b>Public Question time</b> - Questions asked by the Public and Press will be noted.				
	<p>A resident raised his concerns about the impact of the proposed development at North End on parking for existing residents. DP suggested that the resident contact the Planning Officer to raise his concerns.</p> <p>A second resident also commented on the matter and asked if there was an opportunity to create additional parking spaces as part of the development and if there was any clarity regarding the small barn that is within the development area.</p> <p>A resident asked about the reserved access to the land within the proposed development. CC suggested that until the detail was provided in the next stage of the process many of these questions would be answered.</p>				
3.0	<b>Apologies for Absence</b>				
	3.1 To receive apologies for absence. Apologies had been received from Cllr. Barbara Williams.				
	3.2 To approve any apologies for absence. Cllr. Williams' absence was approved.				
	<b>Prop:DP</b>	<b>Sec:CC</b>	<b>In Favour:4</b>	<b>Against:0</b>	<b>Abstain:0</b>
4.0	<b>Declarations of Interests</b>				
	<b>4.1 Declarations of Individual Members</b>				



	None.				
	<b>4.2 Dispensation Request</b>				
	None.				
5.0	<b>Minutes</b>				
	To <b>Review and Approve</b> the minutes of the meeting held on 29 January 2024. [M]				
	All present confirmed they had received the minutes. The minutes were approved and signed by the Chair of the meeting.				
	<b>Prop:CC</b>	<b>Sec:DG</b>	<b>In Favour:4</b>	<b>Against:0</b>	<b>Abstain:0</b>
	<b>Items for Decision</b>				
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). [M]				
	<b>14/24/0004 [M]</b> Erection of car port at Ham Mills, White Street, Creech St Michael.  It was agreed that no objection would be raised to this application.				
	<b>Prop:DP</b>	<b>Sec:CC</b>	<b>In Favour:4</b>	<b>Against:0</b>	<b>Abstain:0</b>
	<b>14/21/0047 [M]</b> Application for outline planning permission with all matters reserved, except for access, comprising up to 1,450 dwellings, up to 4.91 hectares of land for strategic employment uses, up to 8 hectares of land for a through school, mixed use district centre including mobility hub, community facilities, green infrastructure, drainage works, and associated works, on land at Walford Cross, Monkton Heathfield.  It was agreed that a decision on this application would be deferred to the full council meeting scheduled for 4 March 2024. The main concern noted was related to the impact of traffic from the proposed development on the villages of Creech Heathfield and Creech St Michael and that the Parish Council should seek to mitigate the impact via the developer.  No decision on this application was taken.				
	<b>Items for Discussion</b>				
7.0	<b>Application 14/23/0002 Planning Appeal Decision.</b> CC expressed his disappointment on the Inspector's opinion that the Green Wedge identified within the Neighbourhood Development Plan would not be impacted by the proposed development.  It was noted that the Section 106 agreement had been agreed as part of the appeal process. DP commented that the next stage of the planning process would be critical in determining the impact of the development on the work of the Parish Council. The Clerk and RFO confirmed that CIL funds would be received in due course.				



	<b>Other Matters</b>
8.0	<p><b>Planning Log</b></p> <p>To review the planning log,</p> <p>It was noted that application 14/23/0042 had been approved with some conditions by Somerset Council.</p>
9.0	<b>Correspondence</b>
	<b>9.1 To consider any correspondence received that Councillors wish to raise that has already been circulated.</b>
	None.
	<b>9.2 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.
10.0	<b>New Matters to be Carried Forward</b>
	None.

The meeting ended at 8.02pm

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

Andrew Williams, CSM PC, Clerk and RFO, 07708 680797, email [clerk@creechstmichael.net](mailto:clerk@creechstmichael.net)

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

8 April 2024

at 7pm in the CSM Village Hall

