

MINUTES OF THE PLANNING MEETING OF BROADHEMPSTON PARISH COUNCIL
MONDAY 31 JULY 2017 ON SITE AT THE MONKS RETREAT
(RECOMMENDATIONS MADE IN THE CHURCH AFTER THE VISIT)

Present: Cllrs Sutcliffe, Hoyle and Stevens

Apologies: Cllrs Dowson, Head, Isaacs, Jones and Southwood

Also present: Rachel Avery (Clerk)
4 members of the Public

No	Subject	Comments
1	The Chair will open the meeting and receive and approve any apologies.	Cllr Sutcliffe opened the meeting at 1932. It was RESOLVED to APPROVE the apologies of Cllrs Dowson, Isaacs, Jones and Southwood.
2	To declare any interests arising at this meeting.	It was NOTED that all present knew the co-owners and were happy in their own conscience to consider the application.
	<i>The Council will adjourn for the following items:</i>	
3	<u>Public Question Time:</u> A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the planning applications on the agenda.	It was NOTED that present Parish Councillors had been shown around the site by owners Mark Creedy and Lloyd Howle. Mark Creedy had provided information throughout the visit. He confirmed that a heritage report had been undertaken in February and had been added to the TDC website. The report concludes that development can be undertaken without detriment to the listed buildings near the site or cause significant detriment to the Church. He reported that he has spoken to Chris Parker (Churchwarden and member of the PCC) and confirmed that he permits the Church to connect into the sewers as and when it wishes to do so. He also commented that he would donate money to the Church to pay for repairs, net any Church fees the applicant must pay as part of the planning application. It was NOTED that there have been objections. Owners of Horseshoe Cottage are concerned about loss of privacy, but the retainment of the two trees on site should stop this. Mark Creedy explained that the village is fortunate to have an exceptional range of facilities. For the village to sustain itself in the medium to long term, housing stock needs to respond. Small, sensible infill development is required. This is a small, modern and energy efficient house, which are in short supply. If this house is built and retained, it will be let. There is no intention to sell. Although not in attendance, Cllr Head had expressed concerns over the displacement of the bins outside the garage. It was NOTED that these are not used, and were probably domestic bins when the flat above the Pub was inhabited. Chris Parker reported that he had referred this application in the normal way to the DAC (planning department of Diocese of Exeter). No response has been received but is expected within the next two weeks. In theory, Cllr Hoyle suggested that there will be loss of space for a car in the Square. It was NOTED that any new development will add to traffic issues. The site already has an established right to park due to garage. There are five on street spaces in the road and many more publicly available in close proximity. It was NOTED that there has been no response from DCC yet.

		Mark Creedy explained that the North side of the church is rarely used is much less important and visible than the South side, where access is gained.
	<i>The Council will convene to conduct the following business:</i>	
3	17/01855/FUL Demolition of existing garage and construction of one dwelling and associated parking (The Monks Retreat, Broadhempston/The Inn on the Square Ltd)	<p>Cllr Sutcliffe suggested that the application be deferred due to only three Councillors being in attendance and a further meeting being required to consider another planning application.</p> <p>Cllr Stevens agreed that it made sense to delay a making a recommendation until there is a larger number of Councillors in attendance.</p> <p>Cllr Sutcliffe PROPOSED a further August meeting be convened. This was SECONDED by Cllr Stevens and APPROVED. Action: Clerk to ascertain Village Hall and councillor availability for weeks commencing 7th and 14th August.</p> <p>Cllr Sutcliffe apologised to all those in attendance. He explained that the Parish Council is normally in recess and meetings are convened to specially deal with these applications.</p>
4	To note the date of the next meeting: 14 September 2017.	This was NOTED.