

MINUTES of the Planning Committee meeting held on Monday 13 January 2013, at 7.30 p.m. at The Old School Centre.

The Chairman welcomed everyone to the meeting.

Open Forum: Nothing was raised by those present.

PL 1-1-14 Record of members present

Cllr Glyn Richards - Chairman, Cllrs Mark Copleston, Peter Kelly, John King, John Summers, Greg Wall and Donald Wiseman were present; one member of the public, Cllrs John Rawlinson, Cathie Pannell and Julia Willoughby the Clerk to the Council were in attendance.

PL 2-1-14 Apologies for absence

Cllr Linda Austin has sent her apologies.

PL 3-1-14 Declarations of a pecuniary interest (and nature) with regard to items on the agenda

None.

PL 4-1-14 Consider the granting of dispensations

No applications have been made.

PL 5-1-14 Public participation session with respect to items on the agenda

Mrs Hamilton did not wish to raise any matters.

PL 6-1-14 Confirmation of the minutes of the meeting held on 11 November and report any matters arising - for information only

The minutes were confirmed and signed.

PL 7-1-14 Decisions

0559/13 Wall mounted village hall sign, Village Hall, Station Approach, South Brent; application granted.

0608/13 Two-storey extension to rear of property, 20 Clobells, South Brent; application granted.

PL 8-1-14 Applications:

0676/13 Single storey extension at 7 Woodhaye Terrace, South Brent; the Parish Council has no objection to this application.

57/3054/13/O Outline application (with all matters reserved except appearance and landscaping) for redevelopment of former Woodpecker Inn site to provide 20 low cost live/work units, office hub and associated parking, at SX6935 5891, former Woodpecker Site, South Brent; South Brent Parish Council objects to this application. This application is not sustainable: it does not relate to any settlement; there is no pedestrian access or public transport; there is no business case for live/work units; the designs submitted look like a residential development – there is no indication of business use and ‘low cost’ has not been defined. This is open market development by another means.

PL 9-1-14 Amended applications:

0766/08 Barn 3, Barns adjacent to Leigh Grange, South Brent; the amended application has been noted.

PL 10-1-14 Correspondence:

- DNPA has advised that that the illuminated window poster at Lloyds Bank has been switched off. (Cllr Donna Warne arrived.)
- SHDC offers objectors to a Licensing application (re. Carew A38) an opportunity to attend the hearing; the Committee agreed it would not be necessary for the clerk to attend as all objections were contained in the form submitted.

PL 11-1-14 Report on a meeting with representatives of SHDC on 7 January regarding the Station Yard and consider any further relevant details received. Consider the possible options for the Parish Council: lease or purchase of part of the Station Yard, or the introduction of parking charges, and how the community can be consulted

A meeting was held on 7 January 2014 at Follaton House. PD Devices has contacted SHDC as they may wish to build an extension (in the area they currently use for parking) and would then need further parking space. The possible sale of land or a long term let has been mooted; a planning application could trigger the need for 'replacement' parking. (PD Devices has been contacted since by SHDC and advised that these discussions are not confidential.)

It was noted that the timescale is tight as the precept request needs to be made before the end of this month. It would be possible for the Parish Council to lease the land initially while investigating the purchase. It may be possible to negotiate for South Brent Parish Council to take on some SHDC assets e.g. toilets and consider the transfer of the Station Yard as part of a package; due to the time constraints an interim lease would be required.

If PD Devices lease land for 25 years and the Parish Council purchases the whole area, any lease negotiated by SHDC would be transferred to the new owner. The Parish Council would be responsible for repair and insurance of the area. The SHDC off street parking order could be maintained as part of the lease (but could not be transferred upon sale - and advertising the Order costs £3,600). The ownership of the wall on the boundary of the site near the entrance will be established and a meeting will take place on site to discuss some works which might be carried out before 1 April (e.g. pothole at the western end).

The clerk has established that the Parish Council would be eligible for 100% business rate relief for 2014-15.

Following discussion the Committee recommends that **the Parish Council enters into a 10 year lease agreement for the whole of the Station Yard at £4,500 p.a. (termination is on 12 months' notice). The option to purchase the area should then be fully investigated; this may involve a package agreement with SHDC and the cumulative lease payments being deducted from the purchase price.**

PL 12-1-14 Report on progress with plans for a housing development at land at Palstone Lane

A stakeholder group meeting will be held on 16 January; the Housing Need Survey is to be returned by 10 February and a planning application is expected in March.

The Chairman advised that he will raise the issue of community gain for sports and recreation facilities; SHDC has a policy of a fixed sum per occupier of new housing which should be part of the S106 agreement for this development.

PL 13-1-14 Items for the next agenda

Nothing was raised.

The meeting closed at 8.40 pm.

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