

NORTH CADBURY AND YARLINGTON PARISH COUNCIL

**MINUTES OF NORTH CADBURY AND YARLINGTON PARISH COUNCIL PLANNING
MEETING HELD ON TUESDAY 12TH DECEMBER 2017 AT 3.15PM TO CONSIDER PA 17/04023/FUL
– ERECTION OF 8 NO. DETACHED DWELLINGS (RE-SUBMISSION OF PREVIOUSLY WITHDRAWN
PA 16/02364/FUL) AT HARVESTER WORKS, MAYFIELD CLOSE, GALHAMPTON**

Present: Cllr M Hunt (Chairman), Cllr Board, Cllr Cox, Cllr Handley, Cllr Keys-Toyer and Cllr M Martin.

In attendance: Mr B Bonner (Architect/Agent) and fifteen members of the public.

17/234. Declarations of interest: None.

17/235. The Chairman opened the meeting at 3.15pm: The Agent outlined the revised Plans, which were well known to the majority of those present. There remains a wish to see this long standing eyesore removed. The revisions to the previous withdrawn PA were therefore welcomed, the additional space particularly. However, there was some understandable disappointment that, while the footpath in front of the pub was included, there was apparently no provision for the bus shelter. This was seen as a diminution of public service. Some concern was also voiced about the lack of street lighting.

However, there were valid and strong concerns expressed as to the lack of guarantees that these plans would not exacerbate the existing flooding difficulties in the lower areas of Galhampton (Frog Lane) where the flooding threat to homes is already substantial. These are largely set out in letters from Messrs Hamlin and Hadow already forwarded to SSDC, included on the website and in a letter from Mr Tobin, which does not yet appear on the website. A copy is attached to this report. The Agent responded that he was as certain as he could be that modern materials and practices would not make the existing situation any worse. He further observed that the Planning processes were such that the necessary work to provide answers to these concerns, which would necessarily be expensive, could not be undertaken until planning approval had been given. Some cynicism about the planning processes was voiced in that, whatever the result of subsequent work/research on the site, these concerns would not be fully taken into account. There was some sympathy with these views on the PC.

The Parish Council, therefore, wished to be kept fully informed as this PA progresses and we would wish to have our attention drawn, please, to any views on these plans provided by the Drainage Consultant and/or the SSDC Principal Engineer.

17/236. Resolution: The Parish Council resolved, by a majority, with conditions, to **APPROVE the Application.**

CONDITION - No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to, and approved by, the LPA. The drainage strategy shall ensure that surface water run off post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

The meeting closed at 4.45pm.

Signed.....

Dated.....