



Queen Camel Parish Council

MINUTES of an EXTRAORDINARY MEETING OF QUEEN CAMEL PARISH COUNCIL

held in The Marples Room at the Memorial Hall
on **Monday 24th September 2018** at **7.30pm**

Present: Councillors **John Brendon (JB)** – Chairman
Chris Bennett (CB)
Andrew Dollard (AD)
Bryan Norman (BN)
Kit Stapely (KS)
Simon Stapely (SS) – Vice Chairman

In attendance: **Patrick Pender-Cudlip (PPC)** - Clerk
6 members of the public

Procedural Items

- 1. Welcome and introduction** - JB opened the meeting, welcoming all present.
- 2. Public session** – It was agreed that since most of the members of the public in attendance were members of the Neighbourhood Planning Steering Group (NPSG) whose draft Neighbourhood Plan (the Draft) was the main item on the Agenda, they would be invited to ask and answer questions, comment and generally contribute to the main debate as and when appropriate.
- 3. Apologies** – KG and CW had sent apologies for being unavoidably absent. Zelda Sowerby had earlier announced her resignation from the Council.
- 4. Declarations of interest** – CB declared an interest as a Director of the Community Land Trust (CLT) and Chairman of the Playing Field Committee.

Business Items

01 [0918x] Draft Neighbourhood Plan: The Draft was presented to Councillors two weeks before the Council meeting on 10th September. Councillors were invited to an NPSG meeting on 4th September to give them an opportunity to ask questions, make comments and suggest possible amendments to the Draft and following that meeting a number of amendments were made. At the Council meeting on 10th September it was decided to call an Extraordinary meeting on 24th September so that Councillors (including those who had become members on 10th September) would have time to review, consider, debate and possibly amend the Draft before giving it Council approval.

The Draft was discussed in great detail and a host of minor amendments were approved, many of them simply correcting minor textual and reference errors. Among the more important points made and amendments agreed were the following:

1. The key elements in the Draft are the sixteen Policies: they will determine future development.
2. Recently approved large scale housing developments in Sparkford illustrate the importance of a Neighbourhood Plan (NP) in giving the local community some say over future developments.
3. Communities with NPs benefit receive a higher proportion of the Community Infrastructure Levy (CIL) paid by developers.

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4. After receiving Parish Council approval the Draft would be checked by South Somerset District Council (SSDC) Planners and put out for public consultation before being formally submitted (as amended) to SSDC and an Independent Planning Inspector. Once those authorities were satisfied with the Draft it would be subject to a referendum giving the electors of Queen Camel the last word and final decision as to whether or not it is adopted.
5. Government Planning guidelines emphasise 'efficiency of land use', in effect minimising land take by maximising housing density. An arguably more sustainable development model has been proposed, with lower housing density and attached smallholdings, but although Councillors saw its attractions they recognised that NPs have to conform to national Planning policy.
6. SSDC planners apparently regard c.30 dwellings per hectare as standard.
7. After a detailed and at times technical discussion between Councillors the statistics depicting Queen Camel's future housing needs were slightly adjusted, but the overall estimate remained at c.35-40 new dwellings between now and the mid-2030s, the period covered by the NP.
8. SSDC Planners would permit no more than five new dwellings on a 1 ha. site south of Sutton Montis Road and east of Bindwell Lane and the NPSG had recommended allocating just 0.4ha. of the site for housing, leaving the remaining c.0.6ha. in agricultural use. However Councillors felt that a style of development more in keeping with the adjacent Conservation Area would be possible if (subject to the landowner's agreement) the whole 1ha. site were allocated for housing so that larger houses and gardens could be dispersed across the whole site instead of having small houses with small gardens arranged in a straight line along the northern edge of the site. Such an approach might be thought contrary to 'efficient land use' but Councillors considered that a more balanced style of development with different sizes and types of housing was worth striving for.
It was RESOLVED 6-0-0 that entire 1ha. site off the Sutton Montis Road be designated for housing with no more than five dwellings permitted.
9. Councillors accepted the NPSG's allocation of a site to the north of South View for up to 30 houses. However in place of the 1ha. site proposed by the NPSG they felt that flexibility of design and access would be better served by designating a larger (1.7ha.) area with the strict stipulation that development be restricted to an area of no more than 1 ha. in the southern portion of the site.
It was RESOLVED 6-0-0 that a site to the north of South View be allocated for housing subject to the legally enforceable provision that no more than 30 dwellings be built and that they be situated in an area of no more than 1.7ha. in the southern part of the site.
10. **It was RESOLVED 6-0-0 that the Council endorse and approve the Draft Neighbourhood Plan subject to all the agreed amendments.**

Following the vote the Council thanked and applauded the NPSG for all their work researching and drafting the Neighbourhood Plan and for getting it approved by the Parish Council.

02 [0918x] Matters arising post-Agenda: none.

03 [0918x] Next meeting –Monday 12th November 2018 at 7.30pm in The Marples Room.

The meeting finished at 9.25pm

Signed:

John Brendon, Chairman
[12th November, 2018]