



Queen Camel Parish Council

MINUTES OF THE EXTRAORDINARY MEETING of the **PARISH COUNCIL**
held in The Marples Room at the Memorial Hall
on **Thursday 6th October 2016** at **7.30pm**

Present: Councillors **John Brendon (JB)** – Chairman
Chris Bennett (CB)
Kate Oram (KO)
Jo Pender-Cudlip (JPC)
Simon Stapely (SS)
Simon Thornewill (ST)

Apologies: Councillors **John Carnegie**
Andrew Hoddinott
Terri Plummer

In attendance: **Patrick Pender-Cudlip (PPC)** - Clerk
Richard Edge (RE)

MINUTES

Procedural Items

1. **Welcome and Introduction:** The Chairman welcomed RE and Councillors and thanked them for coming to the Extraordinary meeting. He explained that the public had been excluded from the meeting because the matter to be discussed might include confidential information whose disclosure could be prejudicial to the public interest.
*[Clerk's note: This is in accordance with the provisions of the **Public Bodies (Admission to Meetings) Act 1960, §1.2-3***
2. **Declarations of interest:** ST declared an interest in a possible housing development (01[1016x]) as the owner of a possibly neighbouring property.

Business Items

- 01 [1016x] **Housing development:** RE introduced himself as a rural property consultant representing local landowners who were considering a possible housing development. He said that as he and his clients lived locally they were more sensitive to local concerns, more interested in engaging with the local community and more committed to preserving the character of the village than would be the case with a

major national housebuilder. His clients owned land on both sides of the West Camel Road and a parcel of 4ha. of it had been registered as potentially available for housing development but they had no firm proposals as to the scale or site of any development and were keen to hear the community's views. They were aware that there was an appetite for improving Queen Camel's facilities and a housing development might help to fund other projects in the village.

Councillors commented that one of the reasons for the strong local opposition to the siting of the new school on the West Camel Road was the concern that it would lead to further development on that side of the village. Any proposals would need to be compatible with the draft Neighbourhood Plan which is currently under review and any development would have to be considered on its own merits rather than as a means of funding other projects.

RE suggested that a well-designed and landscaped housing development 'wrapped around' the (current) school site would soften the visual impact of the school buildings as well as helping the community develop other facilities and it might also give the village a degree of protection against large-scale, speculative development.

JB thanked RE for his briefing. He observed that although Councillors had substantial reservations about what his clients appeared to have in mind it was clearly in the interests of both parties to keep in touch. RE promised to report back to the Council after consulting his clients.

02 [1016x] Matters arising post-Agenda – none

03 [1016x] Next meeting – 7.30pm on 10th October, 2016 in The Marples Room

The meeting concluded at 8.40pm

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, race, gender, sexual discrimination, marital status, and disability) Crime and Disorder, Health and Safety and Human Rights. Members are reminded that any significant interests over £25 must be registered.

Signed:

**John Brendon
Chairman**

Date: 10th October, 2016