

EAST ANSTEY PARISH COUNCIL

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The Minutes of an Additional (Planning) Meeting of the Parish Council held on Thursday 27th July 2017 at Allways End Methodist at 7.30pm

Present: Cllr's I Vigus (Chair), D Barber, J Griffin, R Milton and Mrs S Stanley.

In attendance: Nine members of the public and the Clerk, Mrs J Larcombe.

55/07/17. To receive apologies. Apologies were accepted from Cllr's R Gibson, Mrs H Warne and Miss R Warne.

56/07/17. Disclosure of interests in items on the agenda. Cllr Mrs Stanley declared a personal interest as a Blackerton resident.

57/07/17. Democratic Period: Members of the public will have the opportunity to speak for 3 minutes. Parishioners from Blackerton expressed great concern about the development of the poultry farm at Hillands. Although the planning application for the rearing unit referred to mobile units there are concrete pads being laid in the field adjoining Blackerton. This has already been reported to planning enforcement. No information has been given about waste disposal and there was concern about run off. Cllr Milton said there was no information about waste disposal because it is an agricultural development. Cllr Vigus said other farms often take manure from poultry units to spread on their fields. The Clerk will make sure planning enforcement is aware of all the concerns. . A parishioner said she was concerned about the plethora of chicken farms in the area and what this could lead to, referring to a controversial bio digester in Mid Devon and close to the North Devon border. If residents would like the Parish Council to take matters further complaints and concerns need to be made in writing or by email.

Regarding application 63352 the following points were made:

- English Rural Housing Association should be asked to consult with Blackerton residents about the design of the affordable housing.
- NDC will own the land to be given for a second phase of affordable housing which might lead to it being used for other uses
- How many homes are there likely to be for the second phase of affordable housing?
- The affordable homes should only be for local people. It was explained Neighbouring parishes could also qualify as local.
- Mr Wilkins will be allowed to go ahead with building 4 properties if the planning obligation is discharged. Will the woodlands be in public ownership and who will be responsible for the upkeep?
- Will the increase in upkeep costs be a problem to the tenants of the affordable housing? What are the arrangements for contributing towards the upkeep of the site?

- What does public open space mean in regard to the Blackerton site as the residents need to understand the liabilities?
- Who will own the top section of the private drive which leads to the affordable housing and who will be responsible for the maintenance?

Some Blackerton residents are looking at creating a Neighbourhood Forum to create a Neighbourhood Plan and would like Parish Council support.

Affordable housing will be discussed at the next Parish Council meeting.

58/07/17. Planning

a) To make a recommendation on any planning applications received by the council before the meeting.

63251 Variation of condition 2 (approved plans) attached to planning permission 60298 (erection of three poultry houses) to allow amended design and positioning at Melcoe Park Farm, East Anstey. Applicant: Mr Robert Coe. Comments: East Anstey Parish Council has no objections.

63352 Notice of an application to discharge a planning obligation under Regulation 3 of the T & C P (modification & discharge of planning obligations) Regulations 1992 in respect of full discharge of obligations relating to affordable housing contained in schedule 1, 2, 3 & 4 of the s106 agreement attached to planning consent 55662 at former Blackerton Care, East Anstey.

Applicant: Mr C Wilkins.

Comment: The Parish Council are supportive in principal to vary the original S106 agreement as described in application 63352 but would like further clarification on a few points:

- Phase 2 land. Blackerton residents were concerned that NDC could decide to use this land for other uses ie a travellers site. Will the use of this land be protected so that it can only be used for a second phase of affordable housing? How many homes are likely to be built on this area? Who will be responsible for the management of this piece of land until it is developed and what condition will it be kept in? Who will pay for this?
- Blackerton residents wanted more clarification about the area designated as recreational open space. Does the designation of open space mean that this area of land is open space for anyone to use? What are the arrangements for the residents of the affordable housing to contribute to the management charge for the upkeep of this area? As it is woodland there was concern about the potential for this area to be expensive to maintain and for people on lower incomes to find this difficult if it occurred.
- Who will own the piece of road down to the junction for the affordable housing? Who will be responsible for the upkeep?
- It must be local people who live in the affordable housing.
- The Blackerton residents would like to be part of the consultation process on the design of the affordable housing.

59/07/17. Any other urgent business at the discretion of the Chair. Members of the Methodist Circuit have been seen inspecting Allways End Methodist Hall and it is believed they are planning to sell it. The Parish Council need to consider all

alternatives for a community hall owned by the Parish Council.

60/07/17. Date of the next meeting. The next meeting will be held on Wednesday 6th September at Allways End Methodist Hall at 7.30pm.