

HATCH BEAUCHAMP PARISH COUNCIL

Minutes of a planning meeting of the Hatch Beauchamp Parish Council held in the Village Hall on Wednesday 18 September 2019.

Present:- Mr Graham (in the chair), Mrs Fowler, Mrs Noble, Ms Scott, Mr Elliott and Mr Murphy and several residents.

Members absent :- Mr Reid

In Attendance:- Mrs Fowler as Locum Clerk

1. Apologies: Mr Reid

Resolved: The absence of Mr Reid to be recognised as approved absence for the purposes of S85 Local Government Act 1972.

2. Declarations of interest: None

3. Minutes

The minutes of the planning committee meeting held on Tuesday 22 January 2019 were approved as a correct record and signed by the Chair

4 To consider planning application 19/19/0009 – for the erection of 12 dwellings in field west of Station Road and south of Home Orchard (opposite Neroche View) Hatch Beauchamp.

Residents were asked for their views on this application and a summary of observations made by residents are:

Application

- There are no planning notices up at the site about this application, clerk to investigate.
- Councillor pointed out that at present this application is to be decided by individual planning officer not the planning committee. Cllr Ross Henley mentioned that if this situation is not changed he will intervene to get the application decided by committee and residents can help by making comments online about the application.
- Resident pointed out that there were 148 comments about a previous application in 2008.
- This application is on land outside the 2016 settlement area so needs to meet conditions one of which is housing need. The Housing Survey in the application is not powerful.
- If this development goes through, there may be other land in the village which would then be developed. Is this the right village, right road?
- Local authority owns land in the village which could be built on in Station Road.
- Brown field sites should be investigated before using more green field sites.

Traffic

- How can planners decide on this application when the route of the A358 is not yet known and the impact on traffic through the village is not clear?
- This development will create more traffic in Station Road which is already difficult for school pupils walking to primary school and older pupils walking up to the school bus. Planners need to make a site visit.
- Traffic count in 2008 (carried out by resident at time of a previous application) showed significantly more traffic than the traffic survey in this application and the traffic has, in the resident's opinion, increased since then.
- 2008 traffic count showed 1.70 traffic movements each minute (201 movements in 120 minutes between 07:15 and 09:15) near the Hatch Mews.
- Traffic Survey for this application carried out in wrong location and in the summer when people more likely to walk. The main issues with traffic are at the top of Station Road, near Weavo and Sterling Services. Traffic from this development will feed into that already congested area.
- As problems with traffic, perhaps a land swap, move school to development site and use school site for development.
- Development at lower end of Station Road likely to add to traffic using single track (southerly) Mill Lane exit from village which is unsuitable for additional traffic and the junction at the exit of Mill Lane onto Village Road on the bends at Hatch Green is hazardous.
- Developer says this proposed development is too small to affect traffic in Station Road. Somerset County Council (SCC) highways need to have a serious look at Station Road as it was one of the reasons for refusal of this developer's planning application in 2008.

Bus Service

- One bus a day into Taunton in early morning and leaving Taunton when college finishes, is not useful to most residents. Nearest Bus services are at Wrantage and the Nags Head, are too far to walk.
- Village not usefully served by public transport and this development would not change that situation.

Parking

- Parking on the street in Station Road and into Home Orchard restricts width of the road.
- Parking currently restricts Station Road to a single lane between the school and Home Orchard. This development would extend this further down the road and extend the gridlock.
- Rectory Mews residents have allocated parking but they choose to park on Station Road.
- Neroche View have no choice but to park on the roadway (in their layby).
- Could Neroche View park on their green?
- Emergency services need access at all times through the parking issues in Station Road.
- Staff from Sterling Services are currently parking vehicles in Station Road which adds to traffic issues around the school. They have been offered use of the Village Hall car park.

Flooding

- Flooding on road outside Grey Lodge occurs frequently after heavy rain, this development will not improve this, and may add to flooding by increasing the runoff down the hill.
- Flooding is a problem at the bottom of the hill, a resident has a video of his dog up to its chest in floodwater.
- The pond they have included in their plans will fill up and overflow.
- Surface water drainage, no tests have yet been done by the developer, paragraph 5.8 -5.12. Need an inspection by Wessex Water.

Odour

- Resident who lives on opposite side of road from development field gets the odour from the water treatment works when the wind is coming from that direction. His neighbour does too.

Social Housing

- Resident has lived in village for 15 years and chose to live here for village life, feels we need to protect village life and rural Somerset. Social housing in this application is being used as a 'bribe' to get this development approved.
- Village currently offers a range of accommodation from small to large properties, with a range of social housing.
- Will these houses be affordable anyway as house prices are going up by 30% in this area.

Facilities

- Resident chose this village due to lack of facilities. Local doctors, at North Curry and Broadway are over-subscribed, 7 weeks to get a routine appt and very difficult to get to without a car.
- Not convinced development of 12 properties is going to add much support to school or pub.
- Rectory Mews development of 14 properties, 4 of which are social housing, initially added 2 pupils to school but the family then moved away as 2 bed property not big enough for their growing family.
- Developer suggests using cycles to get to facilities, currently cycling in Station Road is hazardous.
- Developer suggest new residents can cycle 5+ kms to shop in Curry Mallet or Thornfalcon. Cycling to Curry Mallet is fine for pleasure, but elderly, people with small children or people with limited time, will go by car.
- Frequent power cuts to houses on Home Orchard currently, no mention in this application. Supply needs to be upgraded.

Sustainability

- Development does not meet government (and SCC) climate emergency goal of sustainability. Hatch Beauchamp does not have a shop therefore new residents will be forced in their cars or rely on supermarket deliveries which bring delivery vans into village.

Development Gain

- Development of this size would bring statutory money to village. Resident said Rectory Mews development bought 3 pieces of play equipment for playground.

Village Response

- As yet no comments from residents on this application, need to send in concerns which have been expressed at this meeting. Planning Officers will take list of concerns to the Committee.
- Ross Henley will report back on lack of notices as some people in the village are unaware of application.

A show of hands in the audience indicated that of people at the meeting, 50+ were against the application, 3 for. After a discussion the council members made a decision.

Resolved: The Parish Council will object to this application.

Meeting closed at 21:00.