

**MINUTES OF THE PLANNING MEETING OF CAMELEY
PARISH COUNCIL HELD AT 7.30pm 27th JANUARY 2016
IN TEMPLE CLOUD VILLAGE HALL**

Templecloud.org.uk

PUBLIC PARTICIPATION: There were no members of the public present

PRESENT: Cllrs Mr Hooper (Chair), Mr Cockerham, Mr Hemmings, Mrs Musins, and the Clerk, Mr Scutt.

APOLOGIES FOR ABSENCE: Cllrs Morris. Mr Parfitt, Mr Sebright, Ms Swift & District Councillor Mr Warren

DECLARATIONS OF INTEREST: There were none.

TO CONSIDER THE FOLLOWING PLANNING APPLICATION:-

15/04215/RES Barratt Development

The Chair told the meeting that at the recent B&NES Planning Committee meeting that considered the Developers proposed detailed plans for the site on Temple Inn Lane, the committee voted 9 to 1 in favour of deferring the decision for another month (10th February). This was to allow further discussions could take place in general and about specific areas such as: - a) the Hedge and how it was to be maintained, b) water for the growing areas, c) the proposed management company and d) the proposed play area. This Parish Council Planning meeting was called to discuss the above to determine the Councils' response. He welcomed Andrew Smith and two colleagues from David Wilson Homes (DWH) and looked forward to discussing the above.

Andrew Smith then addressed the meeting.

In terms of the **growing spaces** he agreed that water would be laid on for use by the gardeners. He proposed that the Parish Council should take on the responsibility for the list of users so that every resident in the village was considered. He suggested that the management company would collect rent etc.

In terms of the **central green space**, he told the meeting that B&NES required a local play area for toddlers but that with an existing play area close by he was suggesting integration. The central green space would be opened up with no fence and only natural play equipment.

In terms of the **hedgerow** – this would be managed in two ways. The management company would cut the hedgerow on the footpath side and on top. Then the residents whose gardens bordered the hedge would be covenanted to cut their bit.

Finally in terms of management, David Wilson Homes Lawyers were adamant that a **management team** would be required since all liabilities would be tied up in the agreement. The management company would be set up in perpetuity and would be paid for by an annual levy on residents of the development.

The Chair thanked Andrew and asked that these proposals be submitted in writing to the Parish Council.

Parish Councillors then questioned the David Wilson team in depth about the above four areas to ensure that all were fully up to speed with what was proposed. The use of a management company was discussed and DWH agreed to let the Parish have access to existing such developments with a management company in place. One suggestion made to DWH was that if there was to be no play equipment (other than the natural play equipment) on the Central Green Space then would DWH be willing to donate a piece to the Parish play area. A gesture that would go down well with residents. Andrew agreed that he would have no problem with this however he would go back to DWH to seek clarification. The lack of car parking for the Growing Spaces was discussed. The question of who was responsible for the trees in the hedgerow was discussed and Andrew confirmed that the management company was.

It was agreed that DWH would confirm in writing what was discussed at this meeting along with firm proposals before the next PC meeting on 10th February. It was agreed that the Clerk would set up and advertise a meeting for 7.30 on the 9th to discuss these proposals and agree a response for the B&NES Planning Committee meeting on the afternoon of 10th.

DATE OF NEXT FULL PARISH COUNCIL MEETING 10th February 2016 at 7.30pm