

Minutes of Planning Committee Meeting held on Wednesday 16th November at 5 p.m. in the Village Hall Committee Room.

Present: Cllrs Duffin (substitute), Garland, Mason, Turner (Chairman), and 7, later 2, members of the public.

1. **Apologies** for absence – Cllrs Frost and Ostler have strong “other” interests in item 4a and did not attend as committee members for that reason. Cllr Pratt had sent his apologies as he was away.

Meeting was adjourned for open forum, and heard from School Trustees’ spokesman who covered points raised by the Council. Shared facilities with village hall (namely car parking arrangements) are subject to a legal agreement. Feedback from village has been very positive and site is in 2005 Parish Plan. There has been some confusion arising from the plans, which appear to be inaccurate in depicting the position of adjoining business access, and were later admitted to be inaccurate in respect of the car park. Serious concern was raised over effects of school traffic on the business of the filling station/post office/shop, a vital village resource.

2. **Minutes** of the last Planning Committee meeting on 28th October were approved (proposed Cllr Garland, seconded Cllr Mason). **Matters arising:** none.
3. **Declarations of interest:** none. Three councillors with already-registered “other” interests only spoke in the open parts of the meeting, namely Cllrs Frost and Pullinger (School Trustees) and Cllr Ostler (owner of business opposite the site).
4. The Planning Committee considered the following planning applications:

- a) **15/2424/MOUT Land Adjacent to Lyme Road (Adjoining Uplyme Village Hall)**

Uplyme Construction of two storey school building : improvements to an existing access off Lyme Road, car parking, all weather play and sports area, grassed playing field and associated infrastructure (outline application with matters of appearance and landscaping reserved).

Cllr Turner had discussed apparent discrepancies in the plans with other committee members. The committee felt it was important to iron these out, so this important project for the village could go ahead without prejudicing the businesses at the filling station, which it was felt could suffer from the almost-inevitable traffic chaos at school start and finish times.

Questions sent by the council to EDDC, and answers from the applicant’s agent, were read out to the meeting. There have been two objections to the application which are not yet visible on the EDDC web site, and any response can only be conditional on clarification/correction of plans and sight of the objections.

Meeting was then adjourned to discuss the discrepancies with the Trustees, during which it was admitted that one plan was inaccurate; Cllr Turner explained that the Council could only comment on the plans before it. The matter of kerbing preventing access to the village hall rear car park was also brought up.

It was resolved unanimously to respond as follows:

“The Parish Council Planning Committee supports the need for a new school, but cannot formally respond until the position and dimensions of the splayed school entrance and the filling station entrances are confirmed, and also the swept path analysis (ref 31532/ATR/101) is corrected. Highways will be asked to reconsider a 2-access solution favoured by the Committee, which does not wish to prejudice access to the central facilities of the village (village hall, shop, filling station, post office), as these must be supported as well as the new school” (proposed Cllr Mason, seconded Cllr Garland).

- b) **15/2285/FUL Ayot Gore Lane** Replacement dwelling (amended and additional plans including revised footprint of proposed garage).

It was resolved unanimously to respond as follows:

“The Parish Council Planning Committee does not object to the amended plans since doubling the size of the garage does not materially affect the site, but reiterates its previous comments” (proposed Cllr Garland, seconded Cllr Duffin).

- 5. **AOB:** thanks were given to the Chairman for effectively managing what had been a difficult meeting.

There being no other business, the meeting closed at 6.20 p.m. Neil Pullinger observed that it was important for the Trustees and Council to keep in contact so that further misunderstandings or errors did not occur.

Signed:(Chairman) Date: