



Cannington Parish Council

Minutes of the Parish Council meeting at
7.00pm on Monday 19th November 2018 in Cannington Village Hall

MINUTES DRAFT

Present:

Parish Councillors: Mike Phillips, Dawn Horrobin, Kym Wardhaugh, Rob Morgan, David Greenslade, Robin Phipps and Andrew Vickery.

Chair: Colin Allen

Sedgemoor District Councillor: Ann Bown

Clerk: Tina Gardener

Members of the public: 30

Public Session

The following comments were made regarding planning application 13/18/00040/DD

- Offering 30% Affordable Housing
- Should await proper process for site allocation
- Link for pedestrians and cyclists
- Adequate drainage
- Capacity of traffic on roundabout
- The development is very close to, and overlooks properties in Priory Close
- If there was a Neighbourhood Plan in place the Parish Councils CIL contribution would be increased from 15% to 25%.
- A resident says he is unable to sell his house because of this planning application
- The number of bedrooms will change on market circumstances
- We must not have 3 storey buildings
- Will current Sewage Treatment Works cope with new development?
- Will the Primary School have sufficient places for any children moving into the development?
- Can the Doctors Surgery take on more patients?
- Wouldn't it be better to have small in-fills around the village than a large development?
- Will the Affordable Housing be allocated to Cannington residents?

Council Session

15/11/18 Apologies for Absence

Apologies were received from Cllr Alan Beasley and Cllr Jack Popham

16/11/18 Declarations of Members Interests

Cllr Robin Phipps declared an interest in planning application 13/18/00044/DRT

17/11/18 Planning matters

New Planning Applications

1. **13/18/00040/DD**– Outline application with some matters reserved, for the erection of up to 73 dwelling (including 30% affordable) and formation of access on land to the north of, Grange Farm, Main Road, Cannington. After lengthy discussions Cllr Rob Morgan proposed to support the application. This was seconded by Cllr K Wardhaugh and agreed unanimously, on the following grounds;
 1. The emerging SDC Local Plan states that Cannington, as a Tier 2 settlement, has to accommodate an additional 163 dwellings within the plan period. This allocation would substantially comply, in part, with that requirement.
 2. The site is immediately adjacent to the Village Development Boundary and a residential estate of a similar density. It's development, also for residential purposes, does not involve raised or elevated land, the loss of trees or areas which is unduly prominent in the landscape. The proposal therefore would comply with the policies of the draft Cannington Neighbourhood Plan.
 3. The proposal includes 30% affordable housing (22 units) as an integral part of the development.
 4. The site has ease of access from the main A39 roundabout and the works can be accommodated without disruption to the village road network, or access to existing homes.
 5. The development of the site, to the east of the roundabout, will not impinge nor obstruct the forthcoming Traffic Calming Scheme in 2019.
 6. It is considered that any adverse potential impacts can be overcome by the imposition Planning Conditions. The support of the parish council is dependent on all these safeguarding conditions being applied to the decision notice. Also, that Sedgemoor District Council ensures that the development is only carried out in strict accordance with these required provisions:
 - a. No more than 73 dwellings are to be permitted on the site.
 - b. No buildings shall exceed two storeys in height.
 - c. All dwellings shall have a minimum of two designated parking spaces.
 - d. No new windows shall be included within 21 metres of an existing dwelling.
 - e. No boundary trees at the rear of the site, or on adjoining land, shall be felled or adversely affected.

f. With the exception of that small part necessary to accommodate essential highway works, the hedgerow at the front of the site shall be retained, protected and maintained as an integral part of the development. Replacement landscaping in the form of roadside trees shall be planted fronting the roundabout.

g. The area of proposed bunding along the southern boundary shall be comprehensively landscaped with trees and shrubs.

h. The access road shall include a standard specification footway/cycleway along the entire length of the spine road. The width of the cycleway adjoining the roundabout shall be increased in size to match that of the recently constructed cycleway to the Sandford Roundabout.

i. Provision should be made off site for improved bus shelters along Main Road as part of the approved highway works.

j. A children's public play space shall be informed in the central location shown on the plans, and provided and offered for adoption prior to the completion of the 40th dwelling.

k. The Affordable Housing must be agreed in consultation with the parish council, prior to granting consent and must be only available to residents of Cannington Parish. This must be provided in full, prior to the completion of 40 dwellings on site.

2. **13/18/00044/DRT** – Erection of a detached garage at 12 Main Road, Cannington, TA5 2JN. Cllr Rob Morgan proposed to support this application. This was seconded by Cllr Mike Phillips and agreed unanimously. *Cllr Robin Phipps refrained from voting.*

18/11/18 Matters of Report

1. Sedgemoor South West Cluster meeting will take place on 20th November 2018
2. Annual meeting with Bridgwater & Taunton College on 27th November 2018
3. Staff and Financing meeting to be held on Monday 3rd December 2018.
4. Fly parking in Cannington. It was reported that EDF has increased the number of parking attendants to help with the problems of fly parking within the village. A number of residents are taking registration numbers and calling EDF. There are procedures for disciplining employees infringing the parking arrangements. EDF are looking into the possibility of more staff using the Park and Ride site at Cannington.

19/11/18 Items for the next meeting

20/11/18 Date and Time of next meeting

The next meeting to be held at 7.00pm Tuesday 11th December 2018.

The meeting closed at 8.30pm

Signed Date