

Minutes of the Extra-Ordinary Cutcombe Parish Council Meeting held at 7.30pm on Thursday 22nd August 2024 at the Moorland Hall

Present: Councillors Jon Levenson (Chair), Eric Norman (Vice Chair), Roger Foxwell, Andrew Forward, Oliver Yiend, Claire Rooke

In attendance: Liz Stitt – Clerk,

Also Present: 20 members of the public who included Colin McDonald - Exmoor Rural Housing Enabler, Chris Winter - Cherwyn Developments Ltd, Will Lock - Exmoor Young Voices

Item	Minutes	Action
	<p>Public Question Time. Cllr Levenson welcomed everyone and gave an introduction and information on the protocol for planning applications. The main questions and statements that came from the public questions were as follows:</p> <ul style="list-style-type: none"> - A question was asked about exactly what affordable homes mean. Cllr Levenson explained that the affordable homes residents must have a local connection for local people, a residency or work connection with this parish or adjoining parishes for ten years or more. If the homes are not filled, then there is a cascade system where there is a second wave which goes by a five-year connection and if there are still available homes, the third wave is the wider parishes of Exmoor. - A question was asked as to who will own the houses that are rented. Chris Winter said they are in discussions with Hastoe housing who would be the owners of the socially rented homes. - It was confirmed by Chris Winter that there would be no right to buy the social houses. - Statements were made regarding the development not being suitable for the type of houses that people actually need in a heavily agricultural area. - Questions were asked about the price range of the homes. Chris Winter said they would be 65% of the market value. - Concerns were aired about the drainage and water supply and sewers not being able to cope with extra dwellings. - Concerns were raised about the transport not being great in the area and whether the school will cope with extra children. - A question was asked to Chris Winter as to whether there would be a maintenance charge added to the rent of the properties. Chris said he had never heard of it before and will find out from Hastoe if there is a charge. Colin McDonald said if any maintenance charges were added the rent would still be lower than the market rate. - Cllr Norman raised concerns about current issues with Magna housing and concerns about people from outside the area coming into the village. Cllr Norman went on to say that farming is in decline and questions whether we need a major development in the area that is going to disrupt the local businesses, he said we have no amenities, very little bus service, no doctors or dentists without having to drive somewhere so we have to look at the best way we possibly can to look after and sustain who wants to be here and look after our landscape. - Will Lock questioned why all the houses couldn't be affordable ones. - Concerns were raised about the measures that would be put in place regarding traffic management whilst the houses are being built and build-up of mud on the road. Cllr Levenson said a draft management plan has been circulated and read out the key points and said it is quite open and is a bit concerned about it. It was suggested for the third-party landowner to allow a track across a field to allow traffic to access it from the top road which would take traffic away from the centre of the village. Chris Winter said he is hoping to speak to Peter Huntley about using part of the Market site for extra contractor's trade vehicles and Roger Webber to be able to use part of his yard for certain times of the year. - Concerns were raised about the bungalow being put into the application in one application rather than being a separate one. Chris Winter said it was all part of the land agreement for the purchase of the site to include the bungalow, part of the payment is the construction of the bungalow and if the bungalow doesn't go through then the whole site won't go ahead. - Questions were asked how people apply to buy one of the houses and how do 	

	<p>people put their name down for one of the rental houses. Cllr Levenson said you can register your interest on Homefinder for the houses. Colin McDonald said the number of households registered on Homefinder who have a local connection to Cutcombe is fifteen and re-iterated that if any people want to be considered for any affordable homes that are coming up, they need to register as soon as possible. Colin also looked at the lettings that have come up in Cutcombe since the 1st of August 2021 and there was one vacancy advertised and there were forty-two bids for it. Chris said if the application goes ahead, they could arrange an open event with the housing association for people to be able to come in and register interest in the homes.</p> <ul style="list-style-type: none"> - It was asked for a ballpark figure of how much the affordable homes would cost. Chris Winter said he didn't have specific figures but whatever the market value is for a two-bed terraced house around here is, it would be 65% of that. - A comment was made about the sooner it is decided upon and built the sooner the mud on the road will be cleared up, there will be more people living there which will mean more people to use the recreation ground, the hall and the school. - Will Lock said it was brought to this Parish previously with the same piece of land a few years ago with a developer which was considering building 100% affordable properties, a number of people fought it, and the housing association pulled out because of the arguing and ill feeling of the parish and sometimes there needs to be compromise on both parties. 	
24/115	To receive Apologies for Absence. Cllr Cook gave apologies to the Clerk.	
24/116	To receive declarations of Interest. Cllr Levenson gave an explanation to the public regarding declarations of interest and said that Councillors should declare an interest if they own or work in a business that could benefit from or be harmed by the proposed development. Cllr Levenson then asked the Councillors if anyone had any declarations of interest. Cllr Norman declared an interest as being the owner of The Rest & Be Thankful Inn. No other Councillors declared any declarations of interest.	
24/117	<p>To Consider any planning matters.</p> <p>i) Application No. 6/8/24/002 – Land at Dunkery View Farm and North of Higher Park Lane, Wheddon Cross. Cllr Foxwell said there is a serious need for houses in the parish, especially for younger people and said he would like to support this plan. Cllr Forward said the overriding thing is we need housing, and he can tell there is a lot of feeling on all sides but if we stand in the way of it, it will affect more people who may leave the parish, so we have got to do something to keep people in the parish and on the moor. Cllr Yiend said there are a lot of reasons as to why it is a good thing but there are things that are missing, and more detail is needed. Cllr Rooke had no comments to make. Cllr Norman said he is uneasy with it as several things have not been rectified, for example Wessex Water haven't said if they can take on another 15 houses and have all the facilities been put in place. Also, the effect it will have on the local businesses. He knows we need more housing. People leave because the jobs aren't here. He worries about the wrong type of people coming in. Cllr Levenson agrees that more detail is needed and there is too much that could go wrong during the construction phase and would have preferred that the management plan was part of the planning application to make it binding. He questioned whether it is too much disruption for too long and would like to see a much more robust binding plan on how the site will be managed. He also personally feels it is too big a development for the village. He is mindful that we need houses for young people, but says we need the right kind in the right place. He would love to get behind the planning application, but feels there are a few flaws in the application, and he just doesn't think this is the right plan. After all comments were made Cllr Foxwell proposed to support the application, Cllr Forward seconded the proposal, a vote was taken with Cllr Foxwell, Cllr Forward and Cllr Yiend voting to support the application and Cllr Levenson, Cllr Rooke and Cllr Norman voting to object the application, as it was a tie the chair used his casting vote and therefore it was carried to object the application along with comments regarding concerns about the site management.</p>	

There being no other business, the meeting closed at 9.01pm

Signed:

Dated: