Y E T M I N S T E R & R Y M E I N T R I N S E C A

**P A R I S H C O U N C I L**

**MINUTES**

For Meeting To Be Held At Meaden’s Hall On

Tuesday 5th January 2016 At 7.30pm

Present: Cllr Gould, Cllr Perelejewski, Cllr Torrance, Cllr Goater, Cllr Knight, Cllr Parfitt, Cllr Hentley, Cllr Plaice, the Clerk and approximately 10 members of the public.

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|  | ACTION |
| OPEN TO THE PUBLIC  Frank McGuigan asked about what type of planning – it is outlining planning permission only. Felt that nothing should be accepted until full plans seen.  Mr Hardy felt that traffic concerns should be represented more prominently in the Parish Councils objections. |  |
| 1. APOLOGIES – Cllr Kellar |  |
| 2. DECLARATION OF INTERESTS | All |
| 3. PLANNING  Draft objection as discussed at the meeting will be submitted on the eight.  **Ryme Road Development Application No: WD/D/15/002655**  The Parish Council object to this proposal for the following reasons:   1. LOCAL PLAN It is in direct contravention of the recently adopted WDDC Local Plan (2015) which does not allow for any development in Yetminster at least in the short term. To allow this development would make a mockery of the Plan and the Inspector’s comments. In addition the documents make much reference to the WDDC 2006 local plan which suggests the newer plan has not been taken fully into account 2. SIZE The 2015 Plan allows for development in the villages in the future but states that these must be of appropriate scale and with the agreement of the community preferably through Neighbourhood Plans This development, if allowed, would increase the housing numbers in the village by nearly 20%. This is out of proportion to the rest of the village. It should also be noted that Yetminster is about to embark on a Neighbourhood Plan. 3. DDB The development is outside the Development Boundary and SUS2 (iii) makes clear the conditions where such development could be allowed. With the exception of affordable housing, this development does not meet any of the SUS2 (iii) criteria. 4. EMPLOYMENT Yetminster has few employment opportunities; as a result residents of this development will seek employment probably in Yeovil and increase the traffic flow along the narrow road through Ryme Intrinseca to unsustainable levels particularly at peak times. A recent unofficial traffic census indicates a daily volume of 1400 cars during daylight hours.. This road is currently not gritted and low priority for repairs. 5. SAFETY & TRAFFIC - The access point is near a narrowing of the Ryme road and is thus potentially dangerous particularly to pedestrians as the road towards the village is too narrow for a footpath/pedestrian space to be added. In addition sight lines for vehicles passing through the proposed traffic calming are very poor. Furthermore Elsford Bridge maintained by Somerset Highways (between Ryme Intrinseca & A37) is narrow and has blind spots in both directions. 6. SUSTAINABILITY This development does not appear to meet the criteria for sustainable development set out in both the NPPF and the Local Plan. The sustainability report contains some factual errors, in themselves not important, which cast doubt on the whole report. 7. AGE OF RESIDENTS Much is made of the fact that more young residents will enhance the various societies and organizations; evidence from this village and anecdotal evidence from other villages suggests this is rarely true. The majority of young working people are too busy with their own family lives to give much to the village   Also much is made of the ageing population and therefore the need to build more houses for young people and for the old to downsize to. This is a non sequiter as old people die or go into social care thereby releasing houses suitable for the young to purchase. In addition there are relatively few large houses in the village from which the residents might want to downsize thus this market is small.   1. FUTURE DEVELOPMENT The Neighbourhood Plan for the Yetminster area which is currently in progress will define the areas which the village considers suitable for future development. Future developments proposed in the Plan will be of a suitable and sustainable size. The current proposal does not meet the suitable and sustainable criteria and is therefore unacceptable to the parishioners in the Yetminster area. 2. HOUSING NEED There is no perceived need for housing in Yetminster at present. The Frylake Meadow development would appear to have met the demand for affordable housing. It is understood from Dorset Home Choice Data that there is currently insufficient demand for social housing in the area. 3. FLOODING A development of this size will increase the water runoff which will in turn increase the quantity of water in the River Wriggle and agricultural land already prone to significant flooding. 4. VISUAL AMENITY; OVERLOOKING/LOSS OF PRIVACY; LANDSCAPING. It is recognized by the applicant that the development will have a "Moderate to Major Adverse affect" in relation to properties along Clovermead, Cloverhay and Bucklers Mead. Although it is proposed to take measures to reduce its impact the proposal fails to take into account that the new buildings will, because of the terrain, be significantly higher than the existing properties in the immediate vicinity. It is felt that, because of this, there will be a significant loss of visual amenity, a loss of privacy and a potential to be overlooked to occupiers of properties adjacent to the site. 5. EFFECT ON LISTED BUILDING AND CONSERVATION AREA. Yetminster has a unique village environment and the highest number of listed buildings of any settlement in Dorset. Part of it’s uniqueness is the absence of street furniture, including lighting. The application includes proposals to "urbanise" approaches to the development which are felt will have a negative and detrimental effect on the village environment | All |