

COFFINSWELL PARISH COUNCIL – MEETING NOTES
MILBER ABATTOIR PLANNING APPLICATION
TUESDAY 28 APRIL 2014 AT 15.00 – ST BARTHOLOMEW’S CHURCH, COFFINSWELL

Present: Cllrs Wills (Chairman), Harrington, Hermsen and Winchester
 Steve Briggs and Helen Harris (Smiths Gore), Niall Jacobson (Architect)

Also present: Rachel Avery (Clerk)

No	Subject	Comments
1	Milber Abattoir.	<p>Steven Briggs introduced himself and Helen Harris along with architect, Niall Jacobson.</p> <p>The following points were made regarding a planning application at Milber Abattoir due to be submitted in the next two months:</p> <ul style="list-style-type: none"> • Live/work development- small community and light industrial use. • Slight enlargement of existing building footprint. The site is approximately 1.2 acres. • Two initial meetings with TDC, who are interested in concept. A wholly residential development would not have fitted with the Local Plan, but a live/work development could be supported. • Contemporary steading style building. Communal space, with gardes and courtyards making a model farm arrangement. Private space with communal responsibilities. • Development split into four sections: car space, shared courtyard, gardens and orchard. • Designed specifically for mixed use and ambitious in contemporary style. The material palette will help the development to sit within the landscape. • 20 units, each including a workspace. There may also be individual work units without accommodation. • Possible district heating system and buildings will have high thermal credentials. This will be a sustainable development, reducing car usage and traffic movement, by reducing the fundamental need to travel to work. • This scheme would require commitment from those living on the site due to the way that the scheme works. • Government wants to support these schemes- the local area will benefit by bringing professionals and entrepreneurs to the area. • The site would be made up of two, three and four bedroom houses. Some houses will have dormer roofs looking into the communal courtyard. The houses for sale will have strict planning conditions to ensure that the workshops are always used as such. • There will also be some flats in the ‘tower’, which will be four storeys high (12m). • There will be control over public access. Use of workshops used as shop fronts will be restricted. • Two entrances to the site- main access slightly lower than the current access and a further access point to the field/orchard maintenance. • Sewerage is still to be looked at- possible installation of package system.

		<p>It was noted that the Parish Council made reference to the increase in population, and objections and recommendations of refusal for other dwellings in the village have been made.</p> <p>It was also suggested that the development would still create further vehicle use and traffic. A travel and transport plan would provide further information on this when available as part of the full application.</p> <p>Clarification regarding Section 106/Community Infrastructure Levy (CIL) will be required by TDC.</p> <p>Next steps:</p> <ul style="list-style-type: none">• Smiths Gore to hold an exhibition locally to show people plans and the opportunity for them to ask questions regarding the proposal.• Planning application to be submitted to TDC in the next two months.
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