

SOUTH BRENT PARISH COUNCIL

MINUTES of the Planning Committee meeting held on Monday 11th April 2011, at 7.30 p.m. at The Old School Centre.

Open Forum:

Nothing was raised by those present.

PL 1-4-11 Record of members present

Cllr Susan Jozsa Chairwoman, Cllrs Mark Copleston, Peter Kelly, Jane Maunder and John Summers were present.

Julia Willoughby the Clerk to the Council was in attendance.

PL 2-4-11 Apologies for absence

Apologies have been received from Cllrs Mandy Haley, Glyn Richards, Greg Wall Donna Warne and Donald Wiseman; County Councillor Trevor Pennington, District Councillor Colin Jones.

PL 3-4-11 Declarations of interest (nature and extent) with regard to items on the agenda

None.

PL 4-4-11 Public participation session with respect to items on the agenda

None.

PL 5-4-11 Planning matters:

A) Confirmation of the minutes of the meeting held on 14th February, and report any matters arising - for information only

The minutes were confirmed and signed.

The clerk has spoken to the owner of the former 'Woodpecker' site, and requested that the fencing is made secure and the area tidied up.

B) Decisions:

0619/10 Construction of permanent agricultural dwelling, Doney Park Farm, South Brent; application **granted**.

0624/10 & 0625/10 (Listed Building) Fascia sign, window film and poster units, Anchor Building, 1-2 Fore Street, South Brent; application **granted**.

0017/11 Roof extension to existing bungalow to provide first floor accommodation, Oakmeade, Exeter Road, South Brent; application **granted**.

0040/11 Conversion and sub-division of existing wardens accommodation into two residential flats, Ashwood, Courtenay Park, South Brent; application **granted**.

0046/11 Conservatory to rear of property, 12 Shipley Close, South Brent; application **granted**.

0052/11 Extension to dwelling including new first floor accommodation, double garage, change of use of part paddock to garden, incorporating levelling works and re-surfacing of agricultural track, Tor Park, Luton, South Brent; application **granted**.

C) Applications:

DCC/3195/2011 New slurry store at Kerswell Farm, Diptford, Totnes; the Parish Council has **no objection** to this application.

DCC/3197/2011 Agricultural building to cover feed yard at Higher Kerswell Farm, Diptford; the Parish Council has **no objection** to this application.

Site visit for New England Resource Recovery Centre 13.4.11 at 2.30 p.m. Smithaleigh Hotel, Lee Mill: this meeting is to provide County Councillors with some of the necessary information in advance of making their decision. It was agreed that the Parish Council would not be represented at the meeting, as a comment on the amended planning application has been made.

D) Any Amended applications

0159/11 Amendments to approved garden room (permission ref. 0544/10), alterations to back entrance and new chimney, Merrifield, South Brent; the Parish Council has **no objection** to this application.

E) Siting of a new field shelter (above Hawkhurst) Hillside

A new 'mobile' field shelter in the middle of a field (above Hawkhurst) is very visible from Underhill, but as it is mobile planning permission is not required. It is approximately the size of two loose boxes connected, has been there for about four weeks and is for lambing only.

F) The unauthorised travellers' site at Marley Head is due to be cleared shortly
The site is due to be clear by 6th May 2011.

G) DCC plans to bid for superfast broadband across Devon and Somerset

Local Councils are asked to comment on this initiative; the Parish Council endorses this plan as it will encourage and assist businesses in Devon.

H) Correspondence

- DNP Local Development Framework: Draft Design Guide Supplementary Planning Document, consultation until 21st April; the following comment will be sent to DNPA - (page 54) Equestrian development: although planning permission may not be required for temporary moveable structures, these can be very visible in the landscape.

- Planning applications for the London Inn (0566/10) and Doney Park Farm (0619/10); (response from DNPA regarding these applications which were granted when the Council recommended refusal).

Doney Park Farm – as part of the assessment of the application an independent report was made on the functional need and financial aspects of the farm holding; noted.

The application for the London Inn site was granted subject to a legal agreement concerning the affordable housing on the site. As there were viability issues the Authority relaxed its strict requirement to at least 50% affordable units. The Case Officer liaised with SHDC over housing need issues, and confirmed that the type proposed met the SHDC current need assessment. Tor Homes will finance and manage the affordable units.

DNPA will be asked to clarify the following:

- a) Why the target to seek 50% affordable units was relaxed in this case?

- b) Would it be possible to refer more specifically to 'rented' or 'shared equity' housing rather than 'affordable' housing?
- c) A 2 bedroom property in South Brent costs about £160,000 at present this means that with no deposit the mortgage for the 'affordable' houses approved will be £120,000 (£590 pcm) plus rent. This sum is completely unmanageable and cannot be considered affordable.
- d) Mr Retallick attended our Parish Council meeting in March, and we were worried to learn that he abstained during the voting for this application because he "didn't have the information to hand". How can this be when so much information is available on the website?

- Conservation Area alterations and extensions; the new designated boundary has been agreed by DNPA; noted.

PL 6-4-11 Items for the next agenda

A large summerhouse has been built at 6 Crowder Meadow the question of planning permission will be included on the next agenda.

The meeting closed at 8.40 p.m.