

MINUTES of the Planning Committee meeting held on Monday 11<sup>th</sup> July 2011, at 7.30 p.m. at The Old School Centre.

Open Forum:

Nothing was raised.

PL 1-7-11 Record of members present

Cllr Glyn Richards Chairman, Cllrs Mark Copleston, Mandy Haley, Peter Kelly, John King, Greg Wall, Donna Warne and Donald Wiseman were present; Julia Willoughby the Clerk to the Council was in attendance. Cllr Cathie Pannell was also present.

PL 2-7-11 Apologies for absence

Apologies have been received from Cllrs Jane Maunder and John Summers, Cllr Laura Howe will arrive later.

PL 3-7-11 Election of the Vice Chairman of the Planning Committee

Cllr John King was proposed for this office by Cllr Greg Wall, seconded by Cllr Donald Wiseman and elected by the Committee.

PL 4-7-11 Declarations of interest (nature and extent) with regard to items on the agenda

Cllr Mandy Haley declared a prejudicial interest in item 7 the grant for the Scouts, as she will be taking part in the expedition.

Cllr Donald Wiseman declared a personal interest in the same item as his son is a Scout, but will not be going on the trip.

Cllr John King also declared a personal interest in the same item, as he is fund raising for the Scouts.

PL 5-7-11 Public participation session with respect to items on the agenda

None.

PL 6-7-11 Planning matters:

A) Confirmation of the minutes of the meeting held on 11<sup>th</sup> April, and report any matters arising - for information only

The minutes were confirmed and signed.

There have been no changes at the former 'Woodpecker' site, and advertising on the fencing has been there for more than 28 days, so will be included on the next Planning Committee agenda.

B) Decisions:

0566/10 Change of use and works to existing public house to create three dwellings, plus construction of three open-market dwellings and four affordable dwellings on remainder of site, London Inn, Exeter Road, South Brent (and S 106 agreement); application **granted**.

0159/11 Amendments to approved garden room (permission ref. 0544/10), alterations to back entrance and new chimney, Merrifield, South Brent; application **granted**.

39/1927/10/CM Provision of building for agricultural waste recycling together with yard, parking/turning and improvement of track for access with visibility improvement at Channer Wood plantation, Marley Head, South Brent; application **granted**.

0233/11 Single storey rear extension at 2 Lutton Cottages, South Brent; application **granted**.

0247/11 Certificate of Lawful Use issued for erection of conservatory to rear of property at 6 Brookwood Close, South Brent.

C) Applications:

0017/11 (Amended) Roof extension to existing bungalow to provide first floor accommodation at Oakmeade, Exeter Road, South Brent; the Parish Council has no objection to this application.

0233/11 Single storey rear extension at 2 Lutton Cottages, South Brent; application granted (DNPA has advised that the application as submitted contained sufficient information).

0267/11 (Amended) Installation of solar photovoltaic panels to existing garage roof at Splatton, South Brent; the amended application has been noted by the Parish Council.

0329/11 Lean-to conservatory at side of house at Rainbow Cottage, 36 Higher Green, South Brent; the Parish Council has no objection to this application.

D) Any Amended applications

None.

E) Consultations:

Land and Society Commission Report; noted. (Cllr Laura Howe arrived.)

DNPA: Local Development Framework draft development management and delivery development plan document: the Committee agreed the following comments (additions underlined):

Proposal SBR1 should read

“An area of land 2.4 ha in extent adjacent and accessed off Fairfield, South Brent is allocated for housing, not less than 50% of which should be affordable housing for social rent, to include an element of family housing, to meet identified local needs.”

F) Correspondence:

- Mr B Lake: e-mail relating to specific planning decisions in Corn Park; the Committee sympathised that this is a stressful situation, and with Mr Lake's consent, it would be appropriate to forward the email to Mr Chris Hart – Planning Team Manager at DNPA. DNPA is the Planning Authority for this area; if breaches of planning conditions are brought to the attention of the Parish Council, they are pursued.

- DNPA: Parish Council Planning Survey, and Local Government Ombudsman; following a recent decision it is requested that comments on planning applications from local councils are clear and unambiguous.

- Planning queries relating to the London Inn site (0566/10): the 50% target for affordable homes was reduced in this case; shared equity housing comes under the banner of affordable housing; the number of homes is supported by the housing needs survey and the district council. Training will be given to officers regarding the viability of affordable housing associated with a development; the Committee hopes the training will also be available to DNP members.

G) 0488/10 11 Clobells, South Brent; possible breach of planning conditions re. roof covering; the Committee agreed that DNPA should be advised that the extension is clad in grey tiles and does not match the existing building.

H) Erection of a summerhouse at 6 Crowder Meadow, a planning application has not been received for the summerhouse at 5 Crowder Meadow; the Committee agreed that DNPA should be advised.

In response to a query, the clerk advised that other matters (apart from planning) could be included on the agenda; this has been confirmed by the Devon Association of Local Councils.

PL 7-7-11 Further consideration of the decision made on 27<sup>th</sup> June regarding the grant agreed for the Scouts summer expedition, relating to delivery of the Parish Council newsletter

*(Cllr Mandy Haley left the room while this was discussed.)*

The clerk explained that this question was back on an agenda, because when the following decision was made at the Parish Council meeting held on 27<sup>th</sup> June, (the Scouts are encouraged to deliver the Council newsletter for a year and receive the deliver charge (£260) as part of the grant, the balance of £490 to be granted unless the expedition is fully funded from other sources, when the grant should be returned to the Council); the Council was not aware that the Media Committee decided in September 2010 that the newsletter should not be offered for delivery by local organisations.

There was considerable discussion including concern for the young people possibly making the deliveries; the delivery date is important and 1,200 newsletters are delivered quarterly for a charge of £65.

The clerk advised that the budget line for S137 payments for the year is £2,000, the Christmas lights will cost around £1,500, leaving £500 available; however, the Council can choose to move (vire) funds from one budget line to another, and over £1,000 is available from the Parish Basic Allowances. Cllr Donald Wiseman proposed that **a grant of £750 is made to the Scouts towards the summer expedition, unless the expedition is fully funded from other sources, when the grant should be returned to the Council (withdrawing the proposal to deliver the newsletter for the coming year)**; this was seconded by Cllr Laura Howe and agreed by the Committee for recommendation to the Parish Council.

PL 8-7-11 Determine the procedure for notifying Councillors of consultations

It was agreed that any consultations will be forwarded to all Councillors by email wherever practical, prior to the meeting when the matter is to be discussed.

PL 9-7-11 Outline of Council procedures for decision making

The clerk reminded the Committee that the Parish Council is a corporate body and Council decisions are reached by majority. Members of the Council have different interests and attributes, and it is very helpful for fact finding to be carried out by a Councillor who can then report to the Council. Parish Councils have existed for over 100 years and are statutory bodies with powers and duties set down by Parliament; some projects take a considerable time to come to fruition (e.g. pedestrian crossing in Station Road), but the Council does have funding available to help local organisations when required.

PL 10-7-11 Items for the next agenda

The next Planning Committee agenda will include recycling at Tesco, Lee Mill, S 106 agreements and advertising on fencing at the former Woodpecker Inn. The meeting closed.