

MINUTES of the Planning Committee meeting held on Monday 10 December 2012, at 7.30 p.m. at The Old School Centre.

The Chairman welcomed everyone to the meeting.

Open Forum:

Nothing was raised.

PL 1-12-12 Record of members present

Cllr Glyn Richards - Chairman, Cllrs Peter Kelly, John King, John Summers and Greg Wall were present; Julia Willoughby the Clerk to the Council was in attendance.

PL 2-12-12 Apologies for absence

Apologies have been received from Cllrs Mark Copleston and Donald Wiseman; Cllr Donna Warne has stood down from this Committee.

PL 3-12-12 Declarations of interest (nature and extent) with regard to items on the agenda

Cllr John Summers declared a disclosable pecuniary interest in application 0598/12 as he lives adjacent to the site.

PL 4-12-12 Public participation session with respect to items on the agenda

No members of the public were present.

PL 5-12-12 Planning matters:

A) Confirmation of the minutes of the meeting held on 5 November, and report any matters arising - for information only

The minutes were confirmed and signed.

There has been no response from DNPA regarding use of the old Post Office; a reminder will be sent.

B) Decisions:

0536/12 Installation of Environment Agency rain gauge apparatus, land on track adj. to Avon Water Treatment Works, Shipley Bridge, South Brent; application granted.

0540/12 Two-storey side extension and replacement conservatory, 2 Higher Green, South Brent; application granted.

0551/12 Retrospective woodburner chimney flue pipe on front elevation at 12 Higher Green, South Brent; application granted.

C) Applications:

0595/12 Erection of single storey front and rear extensions and first floor balcony at Harwood, Kerries Road, South Brent; the Parish Council has no objection to this application, subject to the extension being ancillary to the main dwelling.

0598/12 Creation of hardstanding to the rear of 1 & 2 Feoffee Cottages (retrospective) at 1 & 2 Feoffee Cottages, Aish, South Brent. *(Cllr John Summers left the room while this application was considered.)*

The Parish Council **recommends refusal** of this application for the following reasons:

- This is an unjustified encroachment into the countryside, moving the settlement boundary at Aish.
- Egress from the parking area is very dangerous, the Parish Council notes that DCC Highways recommended refusal of the previous application for this site (0352/11);

this country lane is also a major route for visitors to Shipley as well as cyclists, walkers and horseriders.

- This application is detrimental to the amenity of the neighbouring properties and results in a loss of privacy.

If the Authority is minded to grant the application, the Parish Council requests a site visit at which visitors should drive into and out of the parking area.

The following points are of concern to the Council:

- The Council is surprised at the 'Validation' of this application which states "There is no new or altered vehicle access to or from the public highway"
- Following refusal of the previous application, construction of the gate way and dry stone walling took place.

In the Planning Statement:

- (15) The advice provided by the case officer indicating consent would not be required for parking in the garden of 1 Feoffee Cottages, is at odds with the Councils' understanding for the creation of a new opening onto the highway.
- (17) Reference is made to the width and location of the entrance. The original gate was 1.244 meters wide and a new opening has been created to the south of the original granite gatepost.
- (18) States 'the hedge has been removed to provide visibility'. The visibility splay does not meet the minimum requirement of 9m in either direction from 2m back from the carriageway.
- (21) Makes reference to the narrow road width and acute angle between the parking spaces and the road.
- (31) Indicates there are no views into the site from the north or west, therefore no visibility in the direction of Didworthy and makes no reference to the amenity of properties to the Southeast, South and Southwest. In fact in Photograph 3, the windows of Treeby to the South can clearly be seen. If you were to stand on the hardstanding, it would be possible to look into other properties to the South.
- (39) Refers to there being no access to the front of 1 & 2 Feoffee Cottages. This has only arisen since the refurbishment of these properties. Pedestrian, vehicular, post and refuse have always been provided to the front of the properties, as there has never been any rear access.
- (40) A right of way has existed over the private driveway for decades.
- (40) Google earth shows adequate space within the yard of Clovers Aish for additional parking, as this already provides space for the storage of a boat - which appears to be on what may be an historical encroachment into the open countryside.

(It was noted that a previous application 0352/11 was not supported by DCC Highways, due to the access arrangements; DCC Highways will be contacted to explain why this application does not merit the same remarks.)

0609/12 Loft conversion with dormer window at 5 Woodhay Terrace, South Brent; the Parish Council has no objection to this application.

(45 2474/12/HR this hedgerow removal application has not been forwarded to this Council for comment; SHDC will be contacted.)

D) Any amended applications

0557/12 Erection of shed for agricultural storage, shelter and preparation of crops within Walled Garden, fields at Aish, South Brent; a revised plan which is for information only shows only one shed (rather than two).

E) Correspondence:

- Dr Sarah Wollaston M.P. would attend a meeting of Councillors and the public to gauge local opinion on the visual impact of large scale solar arrays; or table a Parliamentary question. The Parish Council considers that clear guidance regarding planning applications and strategic national planning policies are required – or parts of the South Hams countryside will be covered in solar photo voltaic units. (Copied to DALC and for NALC.)
- Stoke Gabriel low-e group: promotion of sustainable construction in the South Hams. This email has been forwarded to Sustainable South Brent; DNPA will be asked whether there is a similar requirement for developments of more than 10 homes to have 10% of their energy produced on site.
- SHDC Strategic Housing Market Needs Assessment being commissioned; noted.
- DNPA Review of Enforcement Service questionnaire: all the questions were discussed at the meeting, the clerk will respond.

PL 6-12-12 Items for the next agenda

The Council has been advised that two Douglas fir trees removed from the grounds of Deanbrook, Totnes Road, South Brent were not subject to tree preservation orders.

The meeting closed at 8.55 p.m.