

MINUTES of the Planning Committee meeting held on Monday 10 February 2014, at 7.30 p.m. at The Old School Centre.

The Chairman welcomed everyone to the meeting.

Open Forum: Nothing was raised by those present.

PL 1-2-14 Record of members present

Cllr Glyn Richards - Chairman, Cllrs Peter Kelly, John King, Greg Wall and Donald Wiseman were present; five members of the public and Julia Willoughby the Clerk to the Council were in attendance.

PL 2-2-14 Apologies for absence

Cllrs Linda Austin, Mark Copleston and John Summers have sent their apologies.

PL 3-2-14 Declarations of a pecuniary interest (and nature) with regard to items on the agenda

Cllr Glyn Richards advised that one of the applicants of 0058/14 is his wife's cousin. The clerk declared a personal interest in proposed works to two beech trees at The Chapel, Didworthy as this is near her home.

PL 4-2-14 Consider the granting of dispensations

No applications have been made.

PL 5-2-14 Public participation session with respect to items on the agenda

Nothing was raised.

PL 6-2-14 Confirmation of the minutes of the meeting held on 13 January and report any matters arising - for information only

The minutes were confirmed and signed.

PL 7-2-14 Decisions

0676/13 Single storey extension at 7 Woodhaye Terrace, South Brent; application granted.

PL 8-2-14 Applications:

0019/14 Variation of condition 1 allowed at appeal (planning permission ref. 09/45/1203/83) to allow occupation of the site by any gypsy or traveller at Orchard Meadow, Exeter Road, South Brent; (*Cllr Peter Kelly declared an interest in this application as his daughter lives nearby, he would speak as a member of the public, but not vote on the matter.*) The Parish Council has no objection to this application, subject to the enforcement of the conditions by the planning authority.

0021/14 Alterations to provide disabled access including door to replace windows and widening of door all in the east elevation at Glazebrook House Hotel, South Brent; the Parish Council has no objection to this application.

00038/14 Demolition of signal box and associated works at Signal Box, Station Yard, South Brent; this application is noted. Network Rail will be contacted to request that if the application gains consent, as part of the historic character of South Brent, the Parish Council requests that the finials from this building are donated to the community of South Brent.

0056/14 & 0057/14 ((Listed Building) Glazed extension to rear elevation, new roof to kitchen and removal of flue at Court Gate House, Harbournford, South Brent; the Parish Council has no objection to this application.

0058/14 Construction of agricultural building (9m x 18m) at land at Higher Beara, South Brent; the Parish Council has no objection to this application.

0061/14 Certificate of lawfulness for an existing use in respect of use of building as a dwelling house at Lydia Mill, Lydia Bridge, South Brent; this application is noted.

17/0265/14/F Installation of up to 45,000 ground mounted solar pv panels (max output 8.88MW), erection of ancillary buildings and structures, and access tracks, Fields at SX753 557 East of Coombeshead Farm, Fields at SX749 550 South of Coombeshead Farm and connecting access tracks. This application is noted. The location of the sites is detrimental to the AONB. South Brent Parish Council has grave concerns about the proliferation of similar applications in what is fast becoming a solar valley. (Sarah Wollaston M. P. will be sent a copy of this comments.)

PL 9-2-14 Tree Preservation Orders:

Decision: Brent Mill Industrial Estate the application to carry out tree works has been granted.

Application: Remove lowest branches from two beech trees at The Chapel, Didworthy, South Brent: Mr Guy Pannell, Tree Warden had sent the following report – (Trees 1 and 2.) I would suggest no objection to removing the lowest branch of each of these trees, which seem to be clearly defined and do overhang to property to some extent.

However I feel that the description of the other branches is open to interpretation, and it is possible the applicant may wish to remove some of the higher branches which would affect the shape and integrity of the canopy of these trees. I would recommend that if minded to grant permission the DNPA should impose a condition that these branches are clearly defined and that no work should be permitted which would damage the canopy.

It was agreed that this report should be sent to DNPA as the comment from the Parish Council.

PL 10-2-14 Amended applications

None.

PL 11-2-14 DNPA: draft Affordable Housing Supplementary Planning Document for consultation (to 28 February)

The following comment will be sent to DNPA:

Affordable housing in Dartmoor National Park should be no more than 3.5 times the average income in DNP – not based on income across the country.

PL 12-2-14 SHDC decision of the licensing committee on an application for the Shell Carew, A38, South Brent

SHDC has granted permission for the sale of alcohol from 8 am to 11 p.m. daily.

PL 13-2-14 Correspondence:

- DNPA: the only property with agricultural occupancy conditions in the parish is Doney Park Farm, South Brent TQ10 9DS (0619/10).
- K Sparkes: concerns regarding further housing adjacent to Fairfield. Councillors were surprised that they had not heard about the anti-social behaviour sooner. Mrs Sparkes email will be forwarded to the local Police Officers, the proposed developers of the area adjacent to Palstone Lane and to Mr Blackbeard at Westward – requesting that he responds to the Parish Council (any responses will be sent on to Mrs Sparkes).
- Soil, detritus and waste has been deposited on land adjacent to 5 Pool Park and the entrance to Avon Close; the Parish Council will request that this is removed in the appropriate manner.
- A caravan is being stored at 1 Avon Close; the occupier will be contacted as this is causing parking difficulties.

PL 14-2-14 Report on progress with plans for a housing development at land at Palstone Lane

The result of the Housing Need Survey is not available yet.

There will be a site meeting about the possible crossing point in Exeter Road adjacent to the development area.

Now that the Development Brief is virtually agreed, the future role of the Stakeholder Group will be included on the Parish Council agenda for 24 February.

PL 15-2-14 Items for the next agenda

Nothing was raised.

The meeting closed.