

MINUTES of the Planning Committee meeting held on Monday 8 December 2014 at 7.30 p.m. at The Old School Centre. The Chairman welcomed everyone to the meeting.

Open Forum (for items not included on the agenda):

Nothing was raised.

PL 1-12-14 Record of members present

Cllr Glyn Richards - Chairman, Cllrs Mark Copleston, Richard Fone, Mandy Haley, Peter Kelly, John Summers, Greg Wall and Donald Wiseman, two members of the public and Julia Willoughby the Clerk to the Council were present.

PL 2-12-14 Apologies for absence

None.

PL 3-12-14 Declarations of interest (and nature) with regard to items on the agenda

None.

PL 4-12-14 Consider the granting of dispensations

No applications.

PL 5-12-14 Public participation session with respect to items on the agenda

Mr & Mrs Benney advised that their planning application for a garage backing onto Kerries Road has been altered in the light of the Parish Council's previous comments.

PL 6-12-14 Confirmation of the minutes of the meeting held on 10 November and report any matters arising - for information only

The minutes were confirmed and signed.

PL 7-12-14 Decisions

0354/14 Residential development comprising 40 dwellings including affordable housing, areas of open space and landscaping; a new access and pedestrian footway onto Exeter Road and associated infrastructure at land adjacent to Fairfield, South Brent; application granted (and S 106 agreement received).

0528/14 Erection of PV Solar Panels in paddock, Garfield House, Aish, South Brent; application granted.

0559/14 Retrospective application for the provision of studio/shed to front of property, Stockbridge Cottage, Stockbridge Lane, South Brent; application refused.

0562/14 Replacement sun room plus extension, 1 School Gardens, South Brent; application granted.

0613/14 Conversion of barn into two units of affordable housing at Barn 'A' Marley Grange, Stidston, South Brent; application withdrawn.

PL 8-12-14 Applications:

0676/14 Alterations to a store (formerly stable block) to form ancillary accommodation at Melbury House, Glazebrook, South Brent; the Parish Council recommends refusal of this application for an unjustified separate unit of accommodation in the countryside.

0673/14 Erection of garage and new vehicle access at 28 Higher Green, South Brent; the Parish Council recommends refusal of this application due to the loss of a significant hedge/field boundary in the street scene and the adverse impact on the street scene.

16/2926/14/F Erection of wind turbine (225kw) with 31.9 meter hub height, 45.4 meter tip height and associated infrastructure, Field at SX737633, Well Park Farm, Dean Prior; noted.

BB/CF/27/12/4/216 provisional Tree Preservation Order for land next to Fairfield, South Brent. Following the recommendations of our Tree Warden Mr G Pannell, the Parish Council supports this Order and wishes to enquire whether the hedge banks on the south eastern and south western boundaries of the field can also be protected.

PL 9-12-14 Amended applications

None.

PL 10-12-14 Progress with the S106 agreement and other matters related to application 0354/14 for 40 dwellings adjacent to Fairfield, South Brent.

Clarification of the following points regarding the S 106 Agreement for this development will be sought:

Schedule 3 - the Parish Council was under the impression that the division of funding for sport and play was 1/3 for play and 2/3 for sports and recreation facilities in South Brent. Schedule 5 refers to highway works from the village boundary to Higher Green; the Parish Council understands the village boundary to be the 30 mph sign in Exeter Road (beyond Great Palstone Farmhouse).

PL 11-12-14 Planning status of the depot at Marley Head

DNPA advise that following a theft at the depot, the agent will submit an application soon.

However, Dr K Bishop CEO – DNPA will be advised that the Committee is concerned that this use has been without planning permission of any kind since May 2014, given the history of the site this is rather astonishing.

The Committee has concerns regarding the aggregate and what it contains; the Environment Agency is aware of the site and it is understood the aggregate should not be moved from it (and a bund should be constructed around the site), although today there was evidence of mud on the highway coming from the site.

Also, could there be an impact on the railway tunnel below in view of the weight of the material stored here?

PL 12-12-14 Correspondence

DNPA has launched a Dartmoor Self-Build Housing project, landowners are asked to come forward.

S 106 agreements will be removed from sites of fewer than 10 homes.

PL 13-12-14 Any matters to be brought to the attention of the planning authority

DNPA will be advised of an issue regarding a large commercial vehicle.

PL 14-12-14 Items for the next agenda

None.

The meeting closed at 8.26 pm.