

MINUTES of the Planning Committee meeting held on Monday 13 July 2015 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):

A parishioner advised that someone had fallen over the breeze blocks arranged next to the cellar of The Oak, Station Road. It was noted by the Committee that this area is not public footway but is in the ownership of The Oak; even so the footway should not be obstructed. (The clerk will raise this with the owners.)

PL 1-7-15 Record of members present

Cllr Glyn Richards - Chairman, Cllrs Sue Gaskin, George Link, Mandy Haley, Peter Kelly, Heidi Rice, Greg Wall, five members of the public and Julia Willoughby the Clerk to the Council were present.

PL 2-7-15 Apologies for absence

Cllr Richard Fone has sent apologies.

PL 3-7-15 Declarations of interest (and nature) with regard to items on the agenda

None.

PL 4-7-15 Consider the granting of dispensations

No applications.

PL 5-7-15 Public participation session with respect to items on the agenda

None.

PL 6-7-15 Confirmation of the minutes of the meeting held on 8 June and report any matters arising - for information only

The minutes were confirmed and signed.

PL 7-7-15 Decisions

0178/15 Construction of side and rear extensions, 30 Higher Green, South Brent; application granted.

0203/15 Prior Notification – Change of Use of office (B1a) to residential (C3) (under class O of the GPDO) at 15 Station Road, South Brent; planning permission will be required for this application.

0230/15 Replacement conservatory at Saddlers, 5 Glazebrook Court, South Brent; application granted.

0232/15 First floor rear extension at 2 Lutton Cottages, South Brent; application granted.

Tree Preservation Order: a request for tree works at Deanbrook, Totnes Road, South Brent has been granted by DNPA.

PL 8-7-15 Applications:

(The Committee agreed the following application should be considered first.)

0301/15 Demolition of existing police station and associated outbuildings; construction of five two storey houses (semi-detached and terrace of three) with dedicated off street parking at Police Station, Kerries Road, South Brent; the Parish Council recommends refusal of this application.

Please note the following:

- Devon & Cornwall Police Authority has had one informal meeting with representatives of the Parish Council, there has been no other consultation on this proposal;
- The proposal is detrimental to the amenity of the adjoining and neighbouring properties;
- There are no plans for the demolition and replacement of the boundary wall with 'West Bank';
- The density of housing on this plot exceeds DNPA and NPPF policies;
- The Sustainability Appraisal offers no indication of the building standard, Code 5 is desirable and Code 4 is expected as a minimum;
- There is an absence of detail regarding the energy efficiency of the proposed houses, SHDC recommends that 10% of energy usage is provided on site through sustainable options;
- The Parish Council is not aware that this Commercial site has been offered for sale for a minimum period of 12 months;
- The number of parking spaces is unrealistic for 5 houses and contrary to DNPA and NPPF policies;
- The need for 2 bedroomed houses is not supported by the most recent Housing Need Survey, there is a deficit of affordable 1 bedroom and larger family homes in South Brent;
- Housing on this site will generate far more traffic than the Police Station, a Traffic Management Survey is requested;
- The footway on the opposite side of Kerries Road from the site is not shown on the site plan;
- The proposed houses are too close to trees which have not yet reached maturity and which are outside the site.

If DNPA is minded to consider approval of this application a site visit is requested and a footpath link to Higher Green should be mandatory for public safety.

(All members of the public left the meeting.)

0297/15 Erection of two storey extension at Glazebrook Farm, South Brent; the Parish Council has no objection to this application.

PL 9-7-15 Amended applications

None.

PL 10-7-15 Correspondence

None.

PL 11-7-15 Any matters to be brought to the attention of the planning authority

A change of access to a field and hardcore in another field will be passed to DNPA for consideration.

PL 12-7-15 Items for the next agenda

None.

The meeting closed at 8.25 pm.