

MINUTES of the Planning Committee meeting held on Monday 9 February 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):

Nothing was raised.

PL 1-2-15 Record of members present

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

PL 2-2-15 Apologies for absence

None.

PL 3-2-15 Declarations of interest (and nature) with regard to items on the agenda

None.

PL 4-2-15 Consider the granting of dispensations

No applications.

PL 5-2-15 Public participation session with respect to items on the agenda

None.

PL 6-2-15 Confirmation of the minutes of the meeting held on 8 December and report any matters arising - for information only

The minutes were confirmed and signed.

Concerns regarding the planning application for Marley Head will be included on the Parish Council agenda for 23 February.

PL 7-2-15 Decisions

0563/14 Certificate of lawfulness granted for use of the building known as Thynacombe Barn, Harbournford, South Brent as an unrestricted single dwelling house (C3).

0676/14 Alterations to a store (formerly stable block) to form ancillary accommodation at Melbury House, Glazebrook, South Brent; application withdrawn.

45/2740/14/F Alterations and extension to kitchen at Lisburne Farm, South Brent; application granted.

PL 8-2-15 Applications:

0029/15 Erection of poly tunnel in garden at Whinfield, South Brent; the Parish Council has no objection to this application, subject to the retention of the 3m hedge to the north.

0042/15 Erection of stables, tack and feed storage, associated new highway access and change of use of land for horses at Court Gate Farm, Harbournford, South Brent; the Parish Council recommends refusal of this application which is detrimental to the amenity of Dartmoor National Park. The Parish Council has concerns about the scale of the proposed structure and a new access on a very narrow lane with sub-standard visibility provision.

45/0149/15 Demolition of existing single storey dwelling and replace with two storey dwelling, Greenpark, Diptford, Totnes; the plans do not show the proposed development in relation to the adjacent buildings and the scanned images are so poor

that the Parish Council is unable to comment on this application (this application will be included on the Parish Council agenda for 23 February).

PL 9-2-15 Amended applications

None.

PL 10-2-15 Reports:

- 0354/14 Development next to Fair Field, Exeter Road, South Brent; nothing to report.
- South Brent Community Land Trust: Cllrs John Rawlinson and Glyn Richards are now members of the stakeholder group.

PL 11-2-15 Correspondence

Update on Housing Need Survey – rational for reducing the number of 2 and 3 bedroom numbers for the final report. At the time of the report there were three households on Devon Home Choice needing 2/3 bed homes in band B. This is the highest banding (with the exception of Band A which is used for homelessness) and signifies High Housing Need. Band B households are normally housed fairly quickly and given that there is a reasonable stock in the parish and a good turnover rate (30 re-lets in 12 months) it would be reasonable to assume that they would be rehoused in the existing stock before any new homes were built. **Therefore the numbers were adjusted accordingly.**

DNPA Parish Council workshop 11 March 2015, Cllrs Glyn Richards and Greg Wall offered to attend.

DNPA Interim statement on affordable housing/use of S 106 Agreements; noted.

D. Cohen Pilot campaign to alter planning legislation; noted.

PL 12-2-15 Any matters to be brought to the attention of the planning authority

The Chairman and Cllr Greg Wall had recently attended a meeting regarding the redevelopment of the Police Station site in Kerries Road. The planning application will be awaited.

The following will be brought to the attention of DNPA: a gateway should have been sealed off; enforcement of planning conditions will be requested and a large vehicle on a particular site reported again.

The clerk will write to the owners of a house with a new structure in the garden, advising that DNPA should be consulted.

PL 13-2-15 Items for the next agenda

None.

The meeting closed at 8.40 pm.