

MINUTES of the Planning Committee meeting held on Monday 11 January 2016 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):

Unsafe sycamore trees on the grass verge in Exeter Road have been reported to DCC by our tree Warden.

PL 1-1-16 Record of members present

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

PL 2-1-16 Apologies for absence

None.

PL 3-1-16 Declarations of interest (and nature) with regard to items on the agenda

Cllr Heidi Rodriguez declared an interest in application 0648/15 at 1 Shepherds Aish, as it is near her home, she will leave the room while this application is considered.

Cllr Cathie Pannell explained she will observe the meeting, and as a member of DNPA, will take no part in discussions on planning matters.

PL 4-1-16 Consider the granting of dispensations

No applications.

PL 5-1-16 Public participation session with respect to items on the agenda

None (at this stage).

PL 6-1-16 Confirmation of the minutes of the meeting held on 9 November and report any matters arising - for information only

The minutes were confirmed and signed.

PL 7-1-16 Decisions

0490/15 Extension to existing building to provide cover over an existing yard, Higher Beara Cross, South Brent; application granted.

0491/15 General purpose building for storage of fodder, bedding, machinery and livestock (18.2m x 9m) Higher Beara Cross, South Brent; application granted.

0497/15 Erection of extension to timber framed agricultural storage building (22.86sqm) at Hillyfield Farm, Harbournford, South Brent; application granted.

Tree work requested for 25 Church Street is permitted, as the tree has not been protected by a Tree Preservation Order.

Appeals have been lodged against refusals of planning permission for Lydia Mill (Listed Building), South Brent and a solar array at Lower Blakemore Farm, Harberton.

PL 8-1-16 Applications:

0637/15 Kitchen and bedroom extension to facilitate single floor living and single detached garage at Noland Lodge, Noland Park, South Brent; the Parish Council has no objection to the extension or garage but has reservations regarding the existing vehicular egress, which should be stopped up.

0638/15 Erection of rear conservatory at 1 Shipley Close, South Brent; the Parish Council has no objection to this application.

0647/15 Improvement of access to existing stable yard from road at Higher Binnamore, South Brent; the Parish Council recommends refusal of this application to protect the character and appearance of this area of the National Park – the work carried out is in breach of DNPA Strategic Development Plan Policies COR1 and COR4 in particular.

0648/15 (*Cllr Heidi Rodriguez left the room while this application was discussed.*)

Replacement bay window to front elevation (retrospective) at 1 Shepherds Aish, Aish, South Brent; the Parish Council has no objection to this application.

0653/15 Demolition of existing building and erection of four dwellings at Police Station, Kerries Road, South Brent; the Parish Council finds the plans misleading as there are inaccuracies. Should DNP members be minded to grant the application the Council has major concerns over pedestrian safety adjacent to the site; the over development of the site; a footway extension and traffic calming measures are required; and a site inspection is requested.

0659/15 Single storey extension to dwelling at Glazebrook Farm, South Brent; the Parish Council has no objection to this application.

2816/15 Conservatory to rear of property, 2 Elwell Court, Diptford, Totnes; the Parish Council has no objection to this application.

PL 9-1-16 Amended applications

For information only - at 26 Kerries Road the side of the car port will have horizontal timber boarding.

PL 10-1-16 Commencement of works at "Palstone Meadow", Exeter Road, South Brent and the naming of the development

Cavanna have erected a board stating the name of the development, however the Parish Council has not been consulted. From the tythe map the field was named 'Lower Green'. SHDC will be asked if the name 'Palstone Meadow' has been formally agreed.

PL 11-1-16 Correspondence

None.

PL 12-1-16 A cupboard in the Stansbury room (upstairs) at the Village Hall is full of planning applications, how should these be disposed of? Is the cupboard still required for storage by the Parish Council?

The Chairman explained he keeps no paper copies of planning applications once a decision has been made, as these are all available online. A cupboard at the Village Hall is full of paperwork dating from 2000; SHDC will be asked for their assistance in recycling these.

PL 13-1-16 Matters to be brought to the attention of the planning authority

SHDC will be contacted regarding a caravan.

PL 14-1-16 Consideration of the latest draft lease for the Station Yard from SHDC

A further draft lease has been received from SHDC with notification that they wish to conclude the matter by the end of February. Two queries were raised: the insurance cost to indemnify the landlord and to clarify whether SHDC will remove abandoned vehicles from the area.

The meeting closed at 9.10 pm.