

MINUTES of the Planning Committee meeting held on Monday 8 February 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):

None.

PL 1-2-16 Record of members present

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

PL 2-2-16 Apologies for absence

Cllr Richard Fone has sent his apologies.

PL 3-2-16 Declarations of interest (and nature) with regard to items on the agenda

None.

PL 4-2-16 Consider the granting of dispensations

No applications.

PL 5-2-16 Public participation session with respect to items on the agenda

None.

PL 6-2-16 Confirmation of the minutes of the meeting held on 11 January and report any matters arising - for information only

The minutes were confirmed and signed.

PL 7-2-16 Decisions

0623/15 Car port attached to existing single garage, 26 Kerries Road, South Brent; application granted.

0637/15 Kitchen and bedroom extension to facilitate single floor living and single detached garage at Noland Lodge, Noland Park, South Brent; application withdrawn.

0647/15 Improvement of access to existing stable yard from road at Higher Binnamore, South Brent; application refused.

0648/15 Replacement bay window to front elevation (retrospective) at 1 Shepherds Aish, Aish, South Brent; application granted.

PL 8-2-16 Applications:

0033/16 Erection of conservatory attached to hotel at Glazebrook House Hotel, South Brent; the Parish Council has no objection to this application.

0054/16 Installation of mobile telecommunications and ancillary equipment involving the erection of a 12m high telegraph pole with eight consumer antennas and four backhaul antennas and 70m of trenching to power source at Doney Park Farm, South Brent; the Parish Council supports this application for the provision of broadband.

0057/16 Erection of conservatory to rear of property at 42 Clobells, South Brent; the Parish Council has no objection to this application.

0058/16 Erection of outbuildings, comprising loose boxes, tack and feed storage for equestrian and farm stock at Court Gate Farm, Harbourneford, South Brent; the Parish Council recommends refusal of this application for reasons of its scale,

layout and location on a small parcel of land and its divorced relationship with other building groups.

PL 9-2-16 Amended applications

None.

PL 10-2-16 Correspondence

The Chairman reported that changes to the SHDC website mean that it is no longer possible to search for a planning application with 'South Brent' in the address, now the application number is required; SHDC will be advised.

PL 11-2-16 Matters to be brought to the attention of the planning authority

0529/15 Use of land as gypsy and traveller caravan site consisting of six pitches and communal day room and store. The Chairman attended the DNPA meeting when it was agreed a site visit would take place; the following comments were made – all are endorsed by the Committee.

South Brent Parish Council recommends refusal of the application as overdevelopment of the site, which is for 12 units on a site of 0.2 hectares, this decision was reached after debating the following issues raised by councillors and parishioners.

- The NPPF recommends 14 to 15 units per hectare, this application is four times that amount, equal to 60 units per hectare.
- The site is not connected to the village of South Brent by any direct pedestrian or cycle path, if members are considering approval, to improve pedestrian and cyclist safety, the installation of a 1.5m wide shared cycle/footpath connected to the existing path to the west of the entrance to Palstone Park recreation ground, over 100 metres away, should be a minimum requirement.
- There is also an opportunity to further improve walkers and cyclist safety with the installation of a shared cycle/footpath from the application site in an easterly direction to the junction of Palstone Lane, a distance of some 60 metres, thus completing the cyclical route used by dog walkers and cyclists around the edge of the village.
- This site is directly opposite the junction of Exeter Road and Palstone Lane and close to a blind bend (the site of 3 accidents recently) at the 30mph limit and at the entrance to the village. Vehicles towing large caravans either entering or exiting the site would cause considerable danger to other road users at this location.
- Concerns have also been raised regarding the existing septic system which uses the parcel of land marked as a paddock as the drainage field, to which it is proposed to add a second septic tank and utilising the paddock as a drainage field for an additional eight units, particularly given the proximity of this paddock to an existing water course in the field below, does this site exceed the small scale development as the number of people residing on site may exceed 15, and therefore does this meet BS 6297:2008?

Finally: if approved, will there be a Section 106 Planning Obligation for Open Spaces, Sports & Recreation (OSSR), similar to the obligation placed on other development within the Parish using SHDC & DNPA Formulae.

PC 12-2-16 Items for the next agenda

None.

The meeting closed at 8.30 pm.