

MINUTES of the Planning Committee meeting held on Monday 11 April 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 1-4-16 Record of members present

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

PL 2-4-16 Apologies for absence

Cllr Greg Wall has sent his apologies.

PL 3-4-16 Declarations of interest (and nature) with regard to items on the agenda

None.

PL 4-4-16 Consider the granting of dispensations

No applications.

PL 5-4-16 Public participation session with respect to items on the agenda

None.

PL 6-4-16 Confirmation of the minutes of the meeting held on 14 March and report any matters arising - for information only

The minutes were confirmed and signed.

PL 7-4-16 Decisions

0054/16 Installation of mobile telecommunications and ancillary equipment involving the erection of a 12m high telegraph pole with eight consumer antennae and four backhaul antennae and 70m of trenching to power source, Doney Park Farm, South Brent; application granted.

0057/16 Erection of conservatory to rear of property, 42 Clobells, South Brent; application granted.

0058/16 Erection of outbuildings, comprising loose boxes, tack and feed storage for equestrian and farm stock, Court Gate Farm, Harbourneford, South Brent; application refused.

0076/16 Erection of timber frame agricultural building and lambing pen, Hillyfield Farm, Harbourneford, South Brent; application granted.

0087/16 Extension and alterations to dwelling at Sungates, Springfield Road, South Brent; application granted.

0090/16 (Prior notification) Erection of agricultural storage building at Wild Flowers, South Brent; works approved.

0101/16 Construction of single storey rear/side extension and glazed lean-to porch at 1 Shepherds Aish, Aish, South Brent; application granted.

PL 8-4-16 Applications:

0116/16 & 0117/16 (Listed building) Renovation and alterations to existing building at Lydia Mill, Lydia Bridge, South Brent; the Parish Council has no objection to this application.

0128/16 Erection of double garage at Kerries Keep, Kerries Lane, South Brent; the Parish Council recommends refusal of this application. Kerries Lane is very narrow, the width shown on the plan is inaccurate; there would be no visibility up Kerries Lane when leaving the proposed garage; the structure would be so close to 2 Noland Park that neither property could be maintained; other vehicles also access this lane from hard-standings and it is a popular pedestrian route.

0129/16 Ground floor extension and erection of garage at Noland Lodge, Noland Park, South Brent; the Parish Council has no objection to this application.

Tree Preservation Order: Crossways and Noland Cottage, South Brent; reduce height of three groups of Lawson cypress; the Parish Council has no objection to this application, perhaps the works should be carried out after the bird-nesting season. Also, there are 3 or 4 dead or dying trees between Groups 2 and 3, these are considered to be in a dangerous condition and should be felled.

#### PL 9-4-16 Amended applications

0529/15 Use of land as gypsy and traveller caravan site consisting of six pitches and communal day room and store at Orchard Meadow, South Brent; South Brent Parish Council no longer objects to this development on the grounds of over development. However there are several issues which need to be addressed, which could be resolved by applying conditions, this decision was reached after debating the following issues raised by Councillors and parishioners.

- The site is not connected to the village of South Brent by any direct pedestrian or cycle path, it therefore does not meet the requirements of sustainable development or the NPPF recommendation that 'priority should be given to pedestrians and cyclists'. If members are minded to grant this application, 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, should be a minimum requirement
- A planning obligation to make the application acceptable within this community and to further improve walkers and cyclist's safety would be the installation of a shared cycle/footpath from the application site in an easterly direction to the junction of Palstone Lane, thus completing the cyclical route used by walkers and cyclists around the edge of the village.
- 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 four static caravans, 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. If granted, South Brent Parish Council request that this parcel of open space, which

provides a natural buffer between this site and the adjoining open countryside, be retained, clear of any structures, in perpetuity.

- Should these conditions not form part of the officer's report and recommendation to DNPA Development Management Committee, then South Brent Parish Council would object to this application.

0354/14 Residential development comprising forty dwellings including affordable housing, areas of open space and landscaping; a new access and pedestrian footway onto Exeter Road and associated infrastructure, land adjacent to Fair Field, South Brent.

It is understood that there will be an amendment to the occupancy of the four shared equity properties to rented homes; this will probably be part of the S 106 agreement for the site.

A planning application to reconfigure part of the site is anticipated.

The granite planter at the entrance to the site will be relocated.

PL 10-4-16 Correspondence

DNPA has advised that the Dartmoor Forest Neighbourhood Plan area will be the whole of that parish; a boundary is shared with this parish, hence the notification.

PL 11-4-16 Matters to be brought to the attention of the planning authority

Problems caused by a manhole cover gushing water at Stidston will be passed to DCC Highways.

SHDC will be asked to investigate an area of the parish with regard to planning considerations.

PC 12-4-16 Items for the next agenda

None.

The meeting closed at 8.53 pm.