

MINUTES of the Planning Committee meeting held on Monday 13 June 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 1-6-16 Record of members present

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

PL 2-6-16 Apologies for absence

Cllrs Heidi Rodriguez and Greg Wall had sent their apologies.

PL 3-6-16 Declarations of interest (and nature) with regard to items on the agenda

None.

PL 4-6-16 Consider the granting of dispensations

No applications.

PL 5-6-16 Public participation session with respect to items on the agenda

None.

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

The minutes were confirmed and signed.

PL 7-6-16 Election of Vice Chairman

Cllr Richard Fone was proposed for the office of Vice Chairman by Cllr George Link, seconded by Cllr Mandy Haley and elected by the Committee.

PL 8-6-16 Decisions

0128/16 Erection of double garage at Kerries Keep, Kerries Lane, South Brent; application granted.

0182/16 Change of use of land from commercial to domestic, to include construction of new double garage at Glazebrook Farm, South Brent; application granted.

0215/16 Installation of solar PV array on the south facing roof of the hall, Village Hall, Station Approach, South Brent; application granted.

PL 9-6-16 Applications:

0246/16 (amended) Erection of three market dwellings including the creation of a new access and demolition of existing shed at Beacon Nursery, Stockbridge Lane, South Brent; the Parish Council recommends refusal of this unjustified development in the countryside. The highway access is unsuitable as the lane is too narrow and the accompanying photos misrepresent this area due to the use of a fish eye lens.

The proposed site is outside the Development Boundary of South Brent, within the historic strip fields and in the South Brent Conservation Area.

0227/16 Alterations and extension to provide new ground floor classroom, covered play area and new WC facilities at Little Orchard, Exeter Road, South Brent; the Parish

Council has been asked to reconsider its comments (recommend refusal) in the light of the views of DCC Highways – there is no intention to increase overall numbers at the school and no increase in the number of employees so there are no objections to the proposal from DCC Highways.

The Committee agreed to withdraw the previous comments on this application and note the application. The Police and DCC Highways will be contacted to request that illegal parking near the junctions of Pool Park and Heather Park is enforced by the Police, as the related issues are causing a great deal of concern locally.

PL 10-6-16 Amended applications

0217/16 Amendment to Plot 20, change and relocation of house type and revised parking arrangements – ref. application 0354/14 at Plot 20, Land adjacent to Fairfield, South Brent; (for information only) increase in road width by 1 m.

PL 11-6-16 0189/16 Installation of two practice cricket nets and additional storage container at South Brent Playing Field, Exeter Road, South Brent; this application by the Parish Council is permitted development so the objection received by DNPA should be considered by the Council

The Committee recommends to the Parish Council **the concerns raised have been noted; the green framework is metal with a chain-link fence for security and inside that are cricket catch nets.**

PL 12-6-16 Review the committee terms of reference

No changes are required to the Committee terms of reference.

PL 13-6-16 Correspondence

- The response from S Belli to observations on application 0529/15 is noted.
- DNPA Affordable Housing Policy: this has been revised, if 5 units or less are proposed there will be no requirement for any affordable housing.

PL 14-6-16 DNPA meeting 3 June 2016 re. 0128/16 Kerries Keep

0128/16 Erection of double garage at Kerries Keep, Kerries Lane, South Brent; this application was considered by DNPA earlier this month, Cllr Glyn Richards was at the meeting, when the application was granted. Cllr Richards was advised the DNPA Committee “took on board what the Parish Council said”.

It was agreed that Mr Belli would be contacted to request a training session on (the validation of) planning applications, in order to improve Councillors’ understanding.

PL 15-6-16 Matters to be brought to the attention of the planning authority

DNPA will be contacted again about a gate which should have been blocked up, a caravan, a new sign in the Conservation Area and a barn in the same area. SHDC will be asked for their views on a wooden structure and a caravan.

PC 16-6-16 Consider the proposal received from South Dartmoor Academy for the management of Palstone Park

Any comments were requested ahead of the Recreation Association meeting on 16 June. The following points were made: free facilities are still a financial burden, which the Parish

Council should help maintain; the Parish Council owns the site and has always supported the Recreation Association.

PC 17-6-16 Items for the next agenda

None.

The meeting closed at 8.50 pm.

DRAFT