

MINUTES of the Planning Committee meeting held on Monday 14 November 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 1-11-16 Record of members present

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

PL 2-11-16 Apologies for absence

Cllr Richard Fone has sent his apologies.

PL 3-11-16 Declarations of interest (and nature) with regard to items on the agenda

None.

PL 4-11-16 Consider the granting of dispensations

No applications.

PL 5-11-16 Public participation session with respect to items on the agenda

The Committee agreed agenda item 10 could be brought forward.

BT consultation on proposed removal of public payphones on Dartmoor (phone box at Aish)

Mr J. King and Cllr John Rawlinson had attended the meeting to express their concerns at the proposal to remove the phone box at Aish.

Cllr Glyn Richards proposed DNPA is advised the Parish Council wishes to retain both the phone box at Aish, South Brent and the telephony as this is a vital link in an emergency, for people coming off the moor; seconded by Cllr Peter Kelly and resolved by the Committee. Also, although this phone box has not been used for the past 12 months, local mobile cover is poor and patchy and fades altogether once you go north towards Shipley Bridge.

This phone box provides for emergency use - thankfully it has not been needed over the past year, but it is available should the need arise.

(If the telephony cannot be retained the Parish Council would adopt the phone box for the community, retaining the electricity supply.) (The members of public left.)

PL 6-11-16 Confirmation of the minutes of the meeting held on 10 October and report any matters arising - for information only

The minutes were confirmed and signed.

PL 7-11-16 Decisions

0396/16 Excavation to create a wildlife pond, Higher Beara, South Brent; application granted.

0444/16 Construction of garage/ancillary building, implement storage, workshop and cider press with apple and general storage in loft over, Hill House, Didworthy, South Brent; application granted.

0463/16 Demolition of existing two storey extension and construction of replacement two storey extension, Riverside, South Brent; application granted.

- 0475/16 Construction of entrance porch, Bala Brook Retreat Centre, Zeal, South Brent; application granted.
- 0485/16 Construction of new single storey house (with semi basement) on the lower half of garden of 3 Noland Park, South Brent; application granted.
- 0482/16 Extension to existing dwelling, demolition of outbuildings and construction of detached garage block at Marle Lodge, Stidston Lane South Brent; application withdrawn.
- 0506/16 Demolition of sheds and erection of three market dwellings at Beacon Nursery, Stockbridge Lane, South Brent; application refused.

Appeal regarding 0058/16 proposed erection of outbuildings, comprising loose boxes, tack and feed storage for equestrian and farm stock at land at Court Gate Farm, Harbourneford Cross, South Brent; the appeal was dismissed.

Tree Preservation Order: 16/0049 two Western red cedar trees at Highfield, South Brent may be felled and replacement rowan trees planted.

PL 8-11-16 Applications:

- 0545/16 Change of use from office to dwelling at River View Mill, Manor Mills, South Brent; the Parish Council recommends refusal of this application. This is an inappropriate residential development on an industrial site with very limited access. Also, the proposal is not supported by our Parish Plan 2016+.
- 0546/16 Change of use from office to dwelling at Mill House, Manor Mills, South Brent; the Parish Council recommends refusal of this application. This is an inappropriate residential development on an industrial site with very limited access. Also, the proposal is not supported by our Parish Plan 2016+.
- 0562/16 (Listed Building) First floor alterations, involving adaption and removal of existing timber and plasterboard stud walls and relocation of first floor bathroom at Box Cottage, Aish, South Brent; the Parish Council has no objection to this application.
- 2875/16/FUL Replace existing automatic gate and installation of two CCTV cameras, Marley Estate Gateway, Marley Head, South Brent; the Parish Council has no objection to this application.
- 3011/16/PDM Notification for Prior Approval for a proposed change of use of agricultural building to 2 dwelling houses at The Trough, South Brent TQ10 9JT; the Parish Council recommends refusal of this application. This is an unjustified residential development in the countryside and in an unsustainable location, contrary to the National Planning Policy Framework.

PL 9-11-16 Amended applications

None.

PL 10-11-16 BT consultation on proposed removal of public payphones on Dartmoor (phone box at Aish)

See minute 5-11-16 above.

PL 11-11-16 Correspondence

DNPA consultation on Issues for the New Local Plan

http://www.dartmoor.gov.uk/_data/assets/pdf_file/0005/795461/Issues-Paper-Final.compressed.pdf

A link to the Parish Plan 2016+ will be submitted (and an offer of a hard copy will be made) and a response will be made to Topic 4

4.3 'Where development outside the National Park, such as housing, has an impact on Dartmoor, should it be expected to pay for projects or works which reduce that impact?'

Yes. Should this also extend to rural hamlets adjacent to local centres (e.g. a development at Wrangaton would impact on South Brent as well as other settlements)?

SHDC Boundary review of Ivybridge and Ugborough: land to the east of Ivybridge will remain within the parish of Ugborough.

A Neighbourhood Plan workshop will take place at St. Ann's Chapel on 26 Nov. from 10.30am.

PL 12-11-16 Matters to be brought to the attention of the planning authority
None.

PC 13-11-16 Items for the next agenda
None.

The meeting closed at 8.53 pm.