

MINUTES of the Planning Committee meeting held on Monday 9 October 2017 at 7.30 p.m. at The Old School Centre.

Open Forum (for items not included on the agenda): None.

PL 1-10-17 Record of members present

Cllr Sue Gaskin - Chairman, Cllrs Richard Fone, Peter Kelly, Heidi Rodriguez and Greg Wall; two members of the public and Julia Willoughby the Clerk to the Council were present.

PL 2-10-17 Apologies for absence

Cllrs Paul Fennessy, Antony Power and Glyn Richards have sent apologies.

PL 3-10-17 Declarations of interest (and nature) with regard to items on the agenda

None.

PL 4-10-17 Consider the granting of dispensations

No applications.

PL 5-10-17 Public participation session with respect to items on the agenda

Mr King-Smith and his planning adviser Mr Tyler had attended the meeting to address the Committee regarding application 0438/17 to explain the context of the application and answer any questions. The proposal is for seasonal workers accommodation who would not be on site for more than a couple of months (rather than using old caravans).

There would be a kitchen at one end with stairs to dorm rooms, the remaining ground floor would be used as a workspace for using chainsaws etc.

0438/17 Ancillary forestry building (21m x 9.27m) at The Hillyfield, land lying South of Harbourneford, South Brent; the Parish Council has no objection to this application.

PL 6-10-17 Confirmation of the minutes of the meeting held on 12 June 2017 and report any matters arising - for information only

The minutes were confirmed and signed.

PL 7-10-17 Decisions

0248/17 Erection of side extension at 1 Brakefield, South Brent; application granted.

0268/17 Erection of shed/summerhouse to front of house (retrospective) at 3 Chapel Fields, South Brent; application withdrawn.

0337/17 Prior notification for change of use to residential at River View, Manor Mills, South Brent; prior approval refused.

0338/17 Prior notification for change of use to residential at Mill House, Manor Mills, South Brent; prior approval refused.

0372/17 Erection of detached garage at 39 Higher Green, South Brent; application granted.

0396/17 Construction of hard standing, Bullhornstone Farm, South Brent; application granted.

0892/17 (SHDC) Application for variation of condition 4 (to extend planning permission timeframe by 5 years) of planning consent 39\_45/0706/12/F at Marley Thatch Farm, South Brent; application granted.

1764/17 (SHDC) Replacement dwelling and relocation of gas tank, Primrose Farm, Horsebrook, South Brent; application granted.

Tree Preservation Orders:

17/0033 consent has been given to fell an oak tree at 1 Bishops Mead, South Brent.

17/0044 consent has been given to carry out tree works at Enthurst, Didworthy, South Brent.

PL 8-10-17 Applications:

0438/17 (See minute 5-10-17 above).

0444/17 (Listed Building) Repairs to cottage including replacement plaster, door and removal of wall and repairs to forge to include windows, vent, lintels, brick/block work and replacement floor at Wisteria Cottage, Lydia Bridge, South Brent; the Parish Council has no objection to this application.

0469/17 (Listed Building) Replacement of existing timber window, replacement of existing bathroom extension and existing storage range to NW to provide ground floor WC and back hall, internal alterations to C19 north wing including replacement of staircase to improve kitchen and provide bathroom for bedrooms in north wing at Bullhornstone Farm, South Brent; the Parish Council has no objection to this application.

0473/17 & 0474/17 (Listed Building) Conversion of Barn 2 to two one bedroom holiday units and part of upper floor of Barn 1 to become a home office/ studio ancillary to the farmhouse at Bullhornstone Farm, South Brent; the Parish Council has no objection to this application, subject to the use being ancillary to the main farmhouse.

3060/17/HHO Demolition of sun room and construction of new extension at The Cedars, Marley Head, South Brent; the Parish Council has no objection to this application.

1317/16/OPA (Revised plans and amendment to number of dwellings proposed) Outline application with some matters reserved for construction of up to 36 dwellings (including affordable housing), flexible shop/community space, and associated works including landscaping at Land adjacent to Siding Cross, Wrangaton; South Brent Parish Council has no objection in principle but more traffic will compound the issues of the short slip road access eastwards onto the A38 and the unsafe exit at the Carew slip road.

Tree Preservation Order and Conservation Area:

17/0057 application to fell a pine tree at Church House, South Brent; the Parish Council has no objection to this application.

17/0059 application to carry out works to an oak tree at Fairfield, protected by a TPO; the Parish Council has no objection to this application.

PL 9-10-17 Amended applications

None.

PL 10-10-17 Correspondence

None.

PL 11-10-17 Matters to be brought to the attention of the planning authority

A query will be raised about a premises which may be either commercial or residential.

PL 12-10-17 Items for the next agenda

None.

The meeting closed at 8.38 pm.