

MINUTES of the Planning Committee meeting held on Monday 9 April 2018 at 7.30 p.m. at The Old School Centre.

Open Forum Nothing was raised.

PL 1-4-18 Record of members present

Cllr Sue Gaskin - Chairman, Cllrs Peter Kelly, Antony Power, Glyn Richards, and Julia Willoughby the Clerk to the Council were present. The clerk advised the meeting was quorate with four members present.

PL 2-4-18 Apologies for absence

Cllrs Paul Fennessy, Heidi Rodriguez and Greg Wall have sent apologies.

PL 3-4-18 Declarations of interest (and nature) with regard to items on the agenda

Cllr Richards declared a personal interest in application 0140/18 as a relative lives adjacent to the site; a dispensation application will be considered later in the meeting, otherwise the Committee would not be quorate.

PL 4-4-18 Consider the granting of dispensations

See minute PL 8-4-18.

PL 5-4-18 Public participation session with respect to items on the agenda

None.

PL 6-4-18 Confirmation of the minutes of the meeting held on 5 February 2018 and report any matters arising - for information only

The minutes were confirmed and signed.

PL 7-4-18 Decisions

0628/17 Change of use of part of restricted residential dwelling to form self-contained holiday letting unit (retrospective), Pinewood Lodge, Didworthy, South Brent; application granted.

0631/17 Erection of single storey side extension and alteration works at 7 Clobells, South Brent; application granted.

0005/18 Single storey extension, Inglenook, Stidston Lane, South Brent; application granted.

0041/18 Front porch extension at Montrose, Hillside, South Brent; application granted.

0059/18 Retention of garage with ancillary accommodation above, Pinewood Lodge, Didworthy, South Brent; application granted.

0046/18 Change of use of Mill House and River View from B1 office to C3 residential comprising 3 open market and 4 affordable dwellings. Provision of new and altered window and door openings on both buildings and raising roof of Mill House, Manor Mill, Exeter Road, South Brent; application **withdrawn**.

Appeals regarding Hillyfield Plantation, Harbourneford: the Inquiry will begin at DNPA on 10 April 2018.

Tree Preservation Order: application to carry out works to trees protected by a TPO at Lower Kerries, Kerries Lane, South Brent; application granted.

PL 8-4-18 Applications

0121/18 Erection of single storey extension and flue at 24 Higher Green, South Brent; the Parish Council has no objection to this application.

0129/18 Revised scheme for permission 0485/16 incorporating amendments to the external elevations, access levels and incorporation of detached single garage. The proposed 3 / 4 bed dwelling is unchanged in volume, position, height or footprint from the previously approved scheme at 3 Noland Park, South Brent; the Parish Council has no objection to this application.

Cllr Richards declared a personal interest in application 0140/18 as a relative lives adjacent to the site; a dispensation application was proposed by Cllr Richards, otherwise the Committee would not be quorate, seconded by Cllr Kelly and agreed by the Committee.

0140/18 Extension to building with first floor terrace and alterations to front elevation at Kingswood House, Exeter Road, South Brent; the Parish Council recommends refusal of this application, as the proposal is detrimental to the amenity of the neighbouring property.

0880/18/PDM Notification for prior approval for proposed change of use of agricultural building to a dwelling house (Class C3) and associated operational development (Class Q (a) & (b)) at Riverwood Barn, Horsebrook, South Brent; noted.

Tree Preservation Order: application to carry out works to trees protected by a TPO at Lower Kerries, Kerries Lane, South Brent; application granted (see PL 7-4-18 above).

PL 9-4-18 Amended applications

None.

PL 10-4-18 Correspondence

SHDC will hold a training session on 'Permission in Principle' on 25 April, Cllr Richards offered to attend.

PL 11-4-18 Matters to be brought to the attention of the planning authority

The relevant authority will be notified of a caravan location.

PL 12-4-18 Outline of the process for a further Housing Need Survey for South Brent

Cllr Richards explained a further survey will be due in 2019, subject to the current housing need being met. 50 affordable homes were required in 2014, 14 were built at Middle Green and the CLT project along with development of other fields designated might meet this need in full.

A prospective developer would probably fund another Housing Need Survey.

PL 13-4-18 Items for the next agenda

None

The meeting closed at 8.25 pm.