

APPENDIX P

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY
23rd OCTOBER 2017 AT 7pm IN THE MORTIMER ROOM, FEOFFEES TOWN HALL
COLYTON**

Present: Cllrs K Clifford, C Collier (for part of the meeting), R Collier, S Real, J Hay, A Parr, R Turner, P Gibbins, R Tattershall, C Pady, Dist Cllr G Godbeer, 1 member of the public and E Berry (Clerk),

Request that those who are recording declare so and conform to standing orders

P17/10/37 To receive and approve apologies for absence – G Stephens

P17/10/38 Minutes of the Planning Committee meeting on 25th September 2017 (Appendix N) were approved and signed as being a true record of that meeting.

P17/10/39 Matters arising from the minutes - reply from agent re comment on 17/2116.FUL
This was read out to the Councillors. Cllr Pady asked that the subject of permissive paths be put on the agenda for the next CPC meeting under Amenities.

P17/10/40 Democratic Period – opportunity for public questions & comments - none
(Total time 15minutes, each individual 3 minutes).

P17/10/41 a) Planning Applications to be considered

17/1750/LBC & 17/1749/FUL Old Court House, Queen Square – Mr J Nater

Conversion and extension to garage to dwelling (C3)

NOT SUPPORTED – Cllr Turner proposed that our previous comments be reiterated - This was felt to be an over development of the site. The property's access onto King Street is difficult and the possibility of up to two additional cars either being parked in King Street or manoeuvring into the narrow turning provides an additional hazard in that area as it's just below a blind bend. Seconded by Cllr Gibbins and agreed by all

17/2082/COU Annex, 1 Riverside, Dolphin Street – Mr C Northcott

Change of use (of ground floor) from B1 (office) to A1 (retail) interior design shop.

SUPPORTED - proposed by Cllr Real, seconded by Cllr Turner and agreed by all.

17/2397/TCA The Old Rectory, Swan Hill Road, Colyford – Ms Wood

T10 – Fell Leyland Cypress – dominating neighbouring trees – risk of branch failures.

G3 – Fell Leyland Cypress – poor quality specimen offering limited screening value.

G1 – Fell Leyland Cypress and replace with 2 – 4 small to medium trees – this is an unsuitable specimen for location.

G2 – Fell Leyland Cypress – bonfire damage/poor form.

T8 – Western Red Cedar –Crown raise to give 1m clearance over lawn.

T16 a & b – Prune to give clearance to outbuildings and main house.

SUPPORTED – proposed by Cllr Clifford, seconded by Cllr Real and agreed by all.

17/1081/MRES Land North of Yaffles, Coly Road. Amendment.

These amendments relate to

Letter from applicant outlining revised affordable housing offer relating to the application site, This offer is based on what the submitted viability evidence indicates the development can support and which has been verified on behalf of the district council.

Revised landscaping scheme,

NOT SUPPORTED - Cllr Real proposed that our previous comments are reiterated and that EDDC maintains a 40% Affordable Housing provision and that the developer fulfils the requirement of the Section 106 agreement and reinstated the POS having removed the paragraph where he cites anti-social behaviour in Colyton as a reason for not providing it, which is erroneous and cannot be supported. Seconded by Cllr Gibbins and agreed by all.

CPC is undertaking a Housing needs Assessment Survey which should be in draft form by the end of the month so CPC and EDDC will be in a better position to comment on what that affordable housing provision should be based on the needs of residents not that of a developer.

i) Memorial Application – Barbara Kirk – within guidelines - APPROVED

b) Planning Decisions from EDDC:

17/2195/CPL Yaffles Coly Road – Ms Holman

Certificate of lawful use for the construction of a single storey side/rear extension and dormer to side.
REFUSED

16/2672/FUL Colyton Grammar School – S Cook

Proposed extensions to the north and east main original buildings to provide 7 no. additional general teaching classrooms; additional 8 no. parking spaces and alterations to car park access to facilitate access turning of buses/coaches

APPLICATION WITHDRAWN.

c) Planning correspondence - none

P17/10/42 Other matters to discuss or details given for information.

DCC Stop Line Way – Proposed connecting footway. – South West Highways.

Construction of a 2.5m wide shared path from where footpath 27 meets Swan Hill Road on the A3052. To continue to Cownhayne Lane. Construction to start on 30th October.

CPC is to ask for an urgent site meeting – Cllrs Gibbins, Pady and Collier will attend.

DCC HATOC Waiting Restriction Review – Aids to Movement. (To provide pedestrian improvements such as dropped kerbs, raised kerbs at bus stops and pedestrian guard rails.

COLCOMBE CASTLE, MARKET PLACE

Footway from fire exit being blocked by parked vehicles overhanging. Proposed wheel stops, one set adjacent to the bottom step to stop vehicles overhanging the footway so negate the need to remove any parking.

CPC can see the need for this and have no objection to it but is disappointed at the lack of consultation from DCC Highways.

P17/10/43 Items brought to the Chairs attention after the agenda published – to be noted – none

P17/10/44 Dates of next meetings

Council Meeting – Monday 13th November

Finance & Planning – Monday 27th November

