

MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 27th NOVEMBER 2017 AT 7pm IN THE BOARD ROOM, FEOFFEES TOWN HALL COLYTON

Present: Cllrs K Clifford, C Collier, R Collier, S Real, A Parr, R Turner, P Gibbins, G Stephens, A Jarman, B Norris (now on the planning committee), Dist Cllr G Godbeer & Liz Berry (Clerk).

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

P17/11/45 To receive and approve apologies for absence: Cllrs J Hay (prior commitment) and R Tattershall.

P17/11/46 Minutes of the Planning Committee meeting on 23rd October 2017 (Appendix P) were approved and signed as being a true record of that meeting.

P17/11/47 There were no matters arising from the minutes

P17/11/48 Democratic Period – opportunity for public questions & comments (Total time 15minutes, each individual 3 minutes). No MOP's present.

P17/11/49 a) Planning Applications to be considered

i) **17/2649/FUL Hill End, Kingsdon, Colyton – Mrs Brinkler**
Demolition of existing detached bungalow and detached garage and construction of detached three bedroom, two storey dwelling and detached garage.
SUPPORTED, proposed by Cllr Gibbins, seconded by Cllr Real and agreed by all.

17/2642/FUL Mirador, The Butts – Mr & Mrs Frewin
Construction of porch to front.
SUPPORTED, proposed by Cllr Real, seconded by Cllr Jarman and agreed by all.

17/2163/FUL Little Winsford, Elm Farm Lane, Colyford – Mr & Mrs Markham
Construction of first floor extension and single storey front extension – *amendment to plan submitted in September 2017*.
SUPPORTED, proposed by Cllr Turner, seconded by Cllr Stephens and agreed by all.

17/2606/VAR Sunnymead (Land off Govers Meadow), South St – Mr Scott (KM Scott Development Ltd).
Variation of condition 2 (approved plan) of application 16/1499/FUL (development of 3 houses) to allow changes to means of access/parking
SUPPORTED, proposed by Cllr Turner, seconded by Cllr Real and agreed by all.

17/2080/LBC Lower Cottshayne, Colyton – Miss Ponsford
Various work to include – replace 1 window on front south elevation, replace 1 window on north elevation, replace roofing with natural slate and insert 3 roof lights on single storey rear elevation. Replace French doors on north elevation to include the retention of ground floor window & door in the extension of south elevation
SUPPORTED, proposed by Cllr Real seconded by Cllr Parr and agreed by all.

Cllrs Parr, B Collier and R Turner declared an interest in the following application as they are Feoffees. Cllr B Collier handed over the Chair to Cllr Real.

17/2486/LBC Combe Cottage, Queen Street – Colyton Chamber of Feoffees
Various works to include: Re-slate main roof and passageway; re-roof bathroom roof; repairs to chimney and renew flashing on East gable elevation; reinforcement rods to the South Eastern corner elevation; repoint front South elevation; re-render rear North elevation; renew 3no. window frames on front South elevation and 1no. window on rear North elevation; replace front door frame and refurbish door; refurbish porch double doors on front South

elevation; remove external door on rear first floor elevation and replace with window; remove partition to allow reinstatement of internal staircase to attic and level up attic floor; convert dressing room on first floor to en-suite; create cloakroom/wc on ground floor; replace front door frame and refurbish door; damp course and internal tanking on ground floor
SUPPORTED, proposed by Cllr Gibbins, seconded by Cllr Clifford and agreed by those eligible to comment.

ii) **Additional Memorial Inscription – Steven Webber - APPROVED**

b) Planning Decisions from EDDC:

17/2397/TCA

T10 - Leyland Cypress - Fell - tree dominating neighbouring trees - Risk of `branch failures G3 - Leyland Cypress - Fell - poor quality specimen offering limited screening value G1 - Leyland Cypress - Fell and replace with 2-4 small to medium sized trees - unsuitable species choice for location G2 - Leyland Cypress - Fell - bonfire damage / poor form T8 - Western Red Cedar - Crown Raise to give 1m clearance over lawn T16a&b - Prune to give clearance to outbuilding and main house - The Old Rectory Swan Hill Road Colyford Colyton EX24 6QJ

APPROVED

c) Planning correspondence

- i) Invitation to Stakeholders workshop on 5th December to discuss redevelopment of former CeramTech site. Concern that considering the invited parties the room will be too small. Cllr A Parr declared an interest as the field he currently rents has been included in the plan.
- ii) Affordable Housing Survey report. Cllr C Collier proposed that this be accepted, seconded by Cllr Real and agreed by all.
- iii) Agenda for Development Management Committee meeting on 5th December to include 17/1081/MRES & 17/1300/V106 (Major) Coly Valley Land north of Yaffles, Coly Road, Colyton – with a recommendation to approve the application. Deadline for registering to speak at the meeting is Wednesday 30th November. There followed some discussion on EDDC's position and the needs of the local community rather than the needs of the developer. CPC felt that EDDC must take a far harder stance when developers attempt to welch on what had originally been agreed. No CPC councillor is available to speak at the meeting and Cllr Godbeer will be away. Cllr C Collier proposed that District Cllr Helen Parr is asked to speak on behalf of Colyton and the community in view of the Housing needs assessment and reiterate our comments on the application, seconded by Cllr Real and agreed by all.

17/11/50 Items brought to the Chairs attention after the agenda published – to be noted.

- i) 17/218/FUL Tritchayne Farm Cottages
Change of use of land for the stationing of a static caravan and lodge/pod for holiday purposes and the creation of 5 no. pitches for the stationing of shepherds huts and/or bell tents for holiday/tourism use and formation of associated parking and manoeuvring area - **WITHDRAWN**
- ii) 17/1223/FUL The Town Mill, Rosemary Lane.
Conversion and change of use of mill building to 8 no. dwellings, conversion and change of use of detached garage to 1 no. dwelling and demolition of former factory extension - The Town Mill Rosemary Lane Colyton EX24 6LS - **WITHDRAWN**

17/11/51 Dates of next meetings

Council Meeting – Monday 11th December
Finance & Planning – Monday 18th December

The meeting closed at 7.55pm