

MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 22nd FEBRUARY 2016 AT 7pm IN THE MORTIMER ROOM, FEOFFEES TOWN HALL COLYTON

Present: Cllrs K Clifford, C Collier (for part of the meeting) , P Dean, H Evan, C Pady, R Collier, S Real, J Hay, A Parr, R Turner, P Gibbins, A Jarman, Dist Cllr H Parr(for part of the meeting) , 6 member of the public(for part of the meeting) & E Berry (clerk)

16/02/74 To receive and approve apologies for absence – Cllr G Stephens (convalescing)

The meeting was then adjourned for an Open Forum for members of the public to put their views on item 5 (15/1758/MOUT) on the agenda.

A resident of Burnards Field Rd expressed the concerns of herself and other residents (some of whom were present). She highlighted the highway issues, including the narrow road and potential problems with an increase in traffic. She also commented on the current drainage problems and the effect that this new development would have on the existing inadequate system, causing problems for resident further down in Colyton.

In answer to a question from another resident Cllr H Parr confirmed that all comments are read by planning officers and taken into consideration when discussing whether to approve an application or refuse it.

16/02/75 Minutes of the Planning Committee meeting on 25th January 2016 (Appendix U) were approved and signed as being a true record of that meeting.

16/02/76 Matters arising from the minutes - none

16/02/77 a) Planning Applications to be considered:

For info only.

16/0168/TCA Marjorie Baker House, Vicarage Street

T1 Birch – reduce crown by 2m to leave a height of 26m and spread of 3m.

SUPPORTED after a site visit.

15/1758/MOUT Land North of Chartridge, Old Sidmouth Road. Colyton. Mr Clive Harris (AJ Harris Properties Ltd).

Outline application for residential development involving the erection of up to 31 dwellings (including 6 affordable) and associated works.

NOT SUPPORTED proposed by Cllr C Collier, seconded by Cllr S Real.

Although some changes in layout and landscaping had been made the CPC felt that their previous comments were still very much justified and would like to reiterate them and add that the access from the development, despite an attempt to improve it would still prove hazardous. Old Sidmouth Road is a single track lane, outside of the 30 mph zone.

The proposed development is on a greenfield site outside the BUAB of Colyton which would have a harmful impact on the character of the area and wider landscape. The proposed changes of the plan to the layout does nothing to mitigate the loss of a valuable ‘greenfield’ site within the Axe Valley.

It is above the 200ft contour line, a natural feature which CPC considers to be the extent of any development in the Parish as anything above this is highly visible from across the Axe Valley and would be an intrusion on the skyline in an area of great landscape value and would erode the rural setting of Colyton.

The NPPF document Section 11 para 109 states that planning authorities should protect and enhance valued landscapes.

The Parish Council reiterate its stance that any future development should be by way of infill or brownfield sites and not on greenfield sites.

East Devon District Council can demonstrate that they have a 5yr land supply and this development would be in excess of what the District has identified or what Colyton as a rural community needs.

The site entrance is shown as being opposite the Seaway Head development - it is CPC's opinion that this would be an unworkable situation and highly dangerous in such a narrow lane. There are not enough affordable houses within the proposal and no mention of shared equity housing which the Council would

prefer at 40% or more as per the local plan.

The existing sewage system is already overloaded with flooding problems in Ham Lane because of the Hillhead houses, adding even more houses into this already stretched system would result in an overloaded system with detrimental effect on residents below the development. The provision of storage tanks will do nothing to help this problem as the effluent and waste still has to enter the system and on the revised plans the tanks are not shown.

The local infrastructure; doctors & schools could not support another 31 families.

16/0317/FUL Braestones, Gulley Shoot. – Mr & Mrs Davis

Garage conversion into an en-suite bedroom including a replacement roof

SUPPORTED proposed by Cllr Real, seconded by Cllr Jarman and agreed by all.

16/0032/FUL Holywood Farm, Whitwell Lane, Colyford – Mr & Mrs Hammett

Construction of agricultural dwelling.

NOT SUPPORTED CPC considers this too large and imposing for an agricultural dwelling. Should permission be granted then the dwelling must have an agricultural tie placed on it in perpetuity. Proposed by Cllr Parr, seconded by Cllr Gibbins.

16/0395/FUL 41 Govers Meadow – Miss Griffin

Erection of single storey side extension.

SUPPORTED proposed by Cllr Real, seconded by Cllr Gibbins and agreed by all.

b) Planning Decisions from EDDC:

16/0045/TRE Bridge Cottage, Dolphin St. Mr & Mrs Page

T2 Yew – reduce the size of the tree by 500 – 1000mm. T1 Oak – not the subject of a TPO or CA but works considered to be appropriate **APPROVED**

a) Planning correspondence :

- i) **Appeal APP/U1105/W/15/2137990** DBD Developments
Land adjacent to the Peace Memorial Playing Fields.
Tuesday 8th March at 10am Reece Strawbridge Centre
Cllr B Collier proposed that Cllr Parr attend as a representative for CPC, seconded by Cllr Gibbins and agreed by all.
- ii) **Meeting on 25th February 2016 at Knowle re going paperless & other planning issues.**
Two sessions – 1500–1700 & 1800-2000. Cllr B Collier & Liz Berry will attend the late session.
- iii) **Details from the Planning Inspectorate of the supplementary evidence receive for the Definitive Map Modification Order 2013** (FP 8 Northleigh, FP 3 Farway, FP6 Colyton, FP10 Southleigh.). Deferred from CPC meeting. As instructed by the CPC Cllr Parr had looked at all the further supplementary evidence. The comment made by CPC was read out and still stands.
- iv) **Devon Neighbourhood Plan Roadshow** – Friday 18th March, Refectory Rooms, Hannah's, Howton Lane, Newton Abbott. 10am – 2pm – noted. Will be distributed to the NP Committee members.

16/02/78 County Council funding to help communities to become more flood resilient – deferred from CPC meeting for councillors to consider. The CPC thought this would be a good idea and could possible supplement or be used to resurrect a scheme previously managed by the Feoffees. It was felt that it was important that we be proactive. The clerk will look at the grant application.

16/02/79 Items brought to the Chairs attention after the agenda published

- a) TTRO – For info only – Suddons Lane, Northleigh – 26th Feb – 1st March – Drainage work - noted

Dates of next meetings

Council Meeting - Monday 14th March

Finance & Planning– Monday 21st March

The meeting closed at 2015.