

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD
VIA ZOOM ON MONDAY 22nd March 2021 AT 7pm.**

Request that those who are recording declare so and conform to standing orders and GDPR legislation (states the public entitled to anonymity so need to know if meetings are being recorded to exercise that right).

This Meeting is also be available on YouTube via: <http://bit.ly/ColytonPC> (Please note you will not be able to participate in the meeting on this channel)

Committee: Cllrs C Denny, S Real, K Clifford, A Parr, J Hay, H West, E Jones, J Gardiner and P Arnott

Also: I Haines (Clerk), Cllr C Pady

Members of the Public: 13

P21/03/00 Welcome and Question time with Wainhomes

- When do you intend to start work?
Wainhomes have exchange contracts with Homes England, detail planning application to be submitted in June/July 2021, and work to start in spring 2022
- Will the designs and overall houses to be built follow that which has already been indicated in the Outline Application?
They will follow the general layout of what has been proposed previously. The 72 houses proposed and 6 B1 units will be built. Wainhomes asked for the views of the Council on moving the open space to near the road where the Ceramtac car park was located, due to public access issues with placing the open space where it was originally planned.
- Will you employ local tradespeople to build the new site?
Wainhomes uses local companies, they may come from Exeter or East Devon.
- Will your detailed plans be sympathetic to the historic age of Colyton?
Wainhomes like to use the local vernacular, they will be unable able to use thatch but will look at what has been built previously in Colyton and the finishes.
- Will you be using local materials, such as flint, to build with?
Flint has a high cost and it is hard to fix contractors able to do it on a large scale, stone & brick will likely be used.
- The CCCLT (Colyton and Colyford Community Land Trust) are keen to assist with the affordable element of the homes and would welcome early involvement by way of a partnership, as favoured by Homes England. Is this a possibility?
Wainhomes will provide 14 affordable house and are happy to speak to CCCLT.
Cllr Arnott asked how do Wainhomes think they will be able to go the extra mile in terms of green credentials? Wainhomes confirmed they use modern methods of constructions, they confirmed they have started to use timber frame, which are much quicker to erect and keeps the building dry, which means the buildings do not need to dry up, which often leads to shrinkage. Cllr Arnott asked In term of power supply to the site and homes, is district power network, heat pump, ground source heating or solar panel being consider? Wainhomes will be looking at methods of heating beyond gas, combined heat and power and also ground heating pump will be considered.

P21/03/01 To receive and approve apologies for absence - None

P21/03/02 Declarations of interest - None

P21/03/04 Matters arising - None

P21/03/05 Democratic Period – None

P21/03/06 Planning Applications to be considered

20/2795/FUL Foxworthy Kingsdon Colyton EX24 6EZ – Mr G Thomas - New double garage and change of use of a small section of agricultural land to residential (retrospective) – Cllr Denny clarified that the only part to discuss is a small part of land on the southern boundary which is owned by the owner of the homes. Cllr West proposed accepting the plans with a provision an accurate plan of where the southern boundary fence has been constructed is submitted and is approved by EDDC, secondly, due consideration is given to Brown Hairstreak Butterfly and thirdly, the northern drainage channel is

kept clear at all times, especially following the construction of the timber garage. Seconded by Cllr Jones. 3 abstention, 0 against and 6 for. Motion Carried.

21/0622/FUL 2 Castle View Colyton - Mr Coalter & Ms Wilson - Construction of single storey side extension – Cllr Real proposed accepting the plan, seconded by Cllr Jones, 1 abstention, 0 against, 8 for. Motion carried

21/0617/FUL 6 Saxon Meadow Colyton – Mr & Mrs Slade - First floor front extension over existing ground floor porch – Cllr West proposed accepting the plan, seconded by Cllr Clifford, 1 abstention, 0 against, 8 for. Motion carried.

21/0434/FUL Summerway Farm, Northleigh, Colyton – Mr & Mrs Hardy - Conversion of existing Garage/workshop; rear oak framed extension – Cllr West proposed accepting the plan but making EDDC aware there is no LBC application running parallel, seconded by Cllr Jones. 1 abstention, 0 against, 8 for. Motion carried.

21/0636/FUL Land And Buildings South West Of Heathayne Cross, Colyton – Mr Carlisle - Proposed agricultural building and access track – Cllr West read out an email from a resident – See Appendix B - Cllr Arnott raised that he believed the council may need to declare an interest as the applicant works for the Parish council's regular solicitors, Cllr Denny confirmed the council should declare an interest. Cllr West proposed the Parish council requests EDDC to extend the comment deadline to the 14th April for a site visit to take place and a decision to be made on the 12th April, Seconded by Cllr Clifford. Unanimously passed.

21/0623/FUL The Town Mill Rosemary Lane, Colyton – K Apps - Demolition of the boundary wall and construction of new wall and gates (partially retrospective) – Cllr Real proposed accepting the plan, seconded by Cllr Parr, 1 abstention, 0 against, 8 for. Motion passed.

20/2843/TRE The Coach House Kingsholme Colyford – Mr Cherry - T1. Thuja Plicata. Remove large bough that overhangs part of the house – Cllr West proposed accepting the plan, seconded by Cllr Real. Unanimously Approved

b) Planning Decisions from EDDC:

20/2470/TCA Greencroft House Sidmouth Road Colyton – Mr Ingham - Cut branches back in line with boundary wall. Approved.

c) Planning Correspondence

P21/03/07 Amend ratified Neighbourhood plan to include changes suggested by EDDC on Coly 10 Employment uses – See Appendix A – Cllr Real proposed accepting the amendment to the ratified neighbourhood plan to include changes suggested by EDDC on Coly 10 Employment uses, seconded by Cllr Parr. Unanimously approved

P21/03/08 Items brought to the Chairs attention after the agenda published - None

P21/03/09 Dates of next meetings

Council Meeting – Monday 12th April

Annual Parish Meeting – Monday 19th April

Finance & Planning – Monday 26th April.

Meeting Concluded 19:54

Appendix A

“Proposals for the change of use of existing business premises away from employment activity will be resisted unless it can be demonstrated that its existing use is no longer economically viable, **and all reasonable steps have been taken to let or sell the site or building for employment purposes for a period of at least 12 months.**” (Nb. “reasonable” will be described in the supporting text as being “actively and continuously marketed at a realistic and viable price”)

Appendix B

I wish to comment on the planning application 21/0636/FUL that you are considering this evening. I live in the nearest house to the proposed development.

I would like to make the following observations:

Whilst I have every sympathy for the need to house animals in winter weather, there is also the need to ensure that rural landscapes do not become degraded, and especially those within AONBs and National Parks. This development needs to be taken in the context of the local landscape. Since the land was sold off as a result of the change of ownership of Heathayne Farm, this land has further been sold off into smaller parcels of which this is one. A series of buildings and more importantly excavation works and tracks have appeared in adjacent fields in the land sold from Heathayne Farm, some of it consented to in terms of planning applications and some of it where planning approval was not sought. The current plan for this field would be a further degradation of the immediate landscape, requiring both a driveway and concrete base as well as the building. The type of building could be one that is ecologically sensitive, temporary and not requiring a permanent base, as were previous buildings approved on this land and furthermore it could be sited next to the field entrance, therefore not requiring a track across the field. In isolation this does not look problematic. However the original parcel of land is now split into three pieces of which this is one.

The site is located within the East Devon AONB and very visible, especially in the winter months as it is high up on the Coly Valley hillside. Whilst the planning application refers to some planning guidance and regulations, it does not refer to planning guidelines that pertain to AONBs. I would like to point to the following 2019 report Landscape - The 2019 Landscape Character Assessment - East Devon which sets out an assessment and guide to development of the AONB. It in turn refers to Natural England guidance in the context of planning and development considerations in AONBs. Specifically developments should be considered in the context of conserving and enhancing the natural beauty of such landscapes. This cannot be considered to conserve or enhance the landscape in any way as it will have a visual impact. The location sits high up on the hillside in the Coly Valley. The land rises from the entrance gate to the proposed location. It will also provide precedence for farm buildings to be erected on the other adjacent small parcels of land further degrading the environment.

I was not notified of the planning application, even though I am the nearest neighbour and only found out over the weekend, hence the late stage comment. I will be adding a comment to the planning application on the East Devon Planning portal shortly.

<https://eastdevon.gov.uk/planning/planning-policy/environment-and-green-infrastructure/landscape/the-2019-landscape-character-assessment/>