

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY
22ND MAY 2023 AT 7:00pm IN THE COLYTON TOWN HALL.**

Present: Cllrs S Real, K Clifford, J Gardiner, A Parr, M Mann, A Stenning, J Hay, P Arnott and R Turner.

Also S Haines (clerk)

Members of public: 0

P23/05/09 Election of Chair and Vice Chair

Chair – Cllr Gardiner nominated Cllr Stenning, seconded by Cllr Clifford. No Further nominations, Cllr Stenning accepted the post.

Vice chair – Cllr Stenning nominated Cllr Mann, seconded by Cllr Parr. No further nominations, Cllr Mann accepted the post.

P23/05/10 To receive and approve apologies for absence. None.

P23/05/11 Minutes from the planning committee meeting held Monday 24th April 2023 (appendix B) to be approved. Cllr Real proposed these be approved, seconded by Cllr Gardiner and agreed by all.

P23/05/12 Matters arising from the minutes. None.

P23/05/13 Declaration of Interests. None.

P23/05/14 Democratic Period. No members of public present to speak.

P23/05/15 a) Planning Applications to be considered

23/0417/FUL Axe View Kingsdon Colyton Change of use of 2 agricultural fields to camping/glamping site, formation of 14 temporary camping pitches. Installation of a septic tank for foul drainage. Construction of 5 x storage buildings/sheds for associated camping use, 1 x large agricultural barn for storage of maintenance machinery. Construction of an additional driveway entrance at the bottom of the field to allow access to parking area.

Cllr Stenning informed the Council that this application was discussed during the Full Council meeting in April and was not supported. Since then the closing date for comment has arrived (2nd May) but since the date closed, 12 more documents have been added to the planning portal, the CPC has not been invited to comment again. These documents do not answer any of the concerns. Also there has been no ecological survey done, no wildlife assessment, no foul drainage and organisations like the AONB, Natural England and the Environmental Agency have not been consulted. The site would sit just two (steep) fields above the river Axe and any sewage leak would very quickly find its way to the river. The septic tank they have mentioned in their application would not hold enough waste for the amount of people on site – a full sewage disposal system would be needed.

Cllr Hay agreed stating that all the sewage works in Colyton need to be revisited by SWW, he stated that one pipe was cleaned out recently and 7 tonnes of rubbish was taken out of it, mostly from the old factory. Cllr Arnott agreed stating that waste management is one of EDDC's main focuses over the next four years, they will be bringing a strong challenge to SWW so can support Colyton on this issue.

Cllr Real also raised strong concerns over the highway and access, there is currently one narrow road to that site.

Cllr Arnott suggested that the previous comment that CPC have already submitted contains all of these concerns and is a strong comment, he suggested we do nothing at present and keep an eye on what is happening. This was agreed.

b) Planning Decisions from EDDC:

23/0605/FUL 6 Govers Meadow Colyton – Mr & Mrs Ely - Proposed single storey rear extension.

Approved.

c) Planning Correspondence

Notification of street trading application.

Mrs Charlie Maddox from Parish Petals

On the pavement adjoining property at 43 Burnards Field Road, Colyton, EX24 6PE

Dates: Annual – Daily Times: 09:00 - 18:00

Daily trading requested but unlikely to have the cart out every day. It will be placed out as and when she has surplus stock from weddings/markets and other events.

The application is for: 1 x wooden cart (1.5m length x 1m deep x 2m high) selling garden flowers and home grown fruit and vegetables. The cart will not be manned and will run an honesty box system.

The applicant has noted the following on their application: No power is needed, no plastic is used and produce will be recycled when past its best.

Concerns were raised over the possibility of blocking the pavement but the clerk confirmed that the pavement in front of the house is extremely wide. Cllr Parr proposed that this small business be supported, this was agreed by all.

Memorial application – circulated to all Councillors. Cllr Arnott declared an interest as he was the neighbour. This was approved.

P23/05/16 Items brought to the Chairs attention after the agenda published

Response received from EDDC planning Conservation team regarding installing a hand rail on the wall next to the steps of the war memorial and they have advised that the entire area is listed, therefore listed building consent would need to be applied for, and there is a high probability that it would not be approved as it would damage the historic value of the memorial. They suggested installing a ramped path along the boundary hedge.

Cllr Parr suggested sending this response to the Church to see what they think and place it on the next agenda.

P23/05/17 Dates of next meetings

Full CPC – Monday 12th June

Annual Parish inspection – Monday 19th June

Committees – Monday 26th June.

Meeting closed: 19:20.