

MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 22nd JULY 2019 AT 7pm IN THE MORTIMER ROOM, FEOFFES TOWN HALL COLYTON

Present: Cllrs A Parr, P Arnott, E Jones, H West, A Jarman, J Hay, K Clifford, R Turner, J Gardiner, Dist Cllr H Parr, 10 members of the public and E Berry (Clerk)

In view of the Public interest in one of the application to be discussed the Planning meeting was held before the Finance meeting.

P19/07/25 To receive and approve apologies for absence - Cllrs Denny (hospital), S Real (unavailable), R Watts (unavailable), C Pady (prior commitment). This meant both the Chair & Vice Chair were unavailable. Cllr Arnott proposed Cllr West, seconded by Cllr Jones and agreed by all. Cllr West took the Chair.

P19/07/26 The Minutes of the Planning Committee meeting on 24th June (Appendix F) were approved and signed as being a true record of that meeting.

P19/07/27 There were no matters arising from the minutes

P19/07/28 Declaration of Interests. Cllr Parr declared an interest in application 18/1850/MOUT as he is a tenant of the land.

P19/07/29 Democratic Period – opportunity for public questions & comments

(Total time 15 minutes, each individual 3 minutes).

A Colyton resident asked if the Council were aware that Homes England are obliged to carry out an outside survey of bats in the site. Professor Fiona Mathews had advised “There are greater horseshoe bats in the chapel of rest. These are strictly protected under Annex II of the Habitats Directive. There is an onus on the developer to demonstrate that there is no likelihood of an adverse effect, which basically means protection of flight routes and no light pollution. There are (or used to be) lesser horseshoe bats in the building on the corner of Church St (by the old jewellers). Worth knowing if they are still there as flight routes are likely to include the former CeramTec site.”

She had found no mention of these protected species of bats, which roost in close proximity to the former CeramTec site, within the submitted documents.

A close neighbour to the site under consideration in application **19/1365/FUL** question the need for in excess of 150 allotments mentioned in the application with the plan showing over 200. He had submitted his comments to EDDC

There was some concern expressed about the advertising of this application which was not sent to neighbours but just a notice placed on the field gate.

The traffic implications and proposed access to the site is of concern as only 10 car parking spaces are shown and the access runs alongside a public ROW. The lane is narrow and this application and the increased traffic would be a nuisance and hazard for tractors, delivery vans and those that live in this rural setting.

A Colyford resident and CVRA member commented on the latest emails from the Neighbourhood plan Steering group. There had been an agreement to meet with the CVRA but an emergency meeting of the Group had been called and 10 out of 11 of their points discounted without debate. He feels that the discussion will happen but that the outcome has been predetermined.

He asked if the NP called for an increase in the provision of allotments and if at any point this could revert with a COU to housing?

P19/07/30 a) Planning Applications to be considered

18/1850/MOUT CeramTech UK Sidmouth Rd – Peter Brett Associates

Application for outline planning permission (all matters reserved for later approval except for access) for demolition of existing buildings and the development of up to 72 houses & six B1 light industrial units (up to 1000sq m.)

Amended plans for consultation.

These amendments relate to Updated Arboricultural assessment, revised illustrated masterplan, visibility assessment, flood risk assessment, framework travel plan, addendum transport statement, utilities & foul drainage appraisal and ecological appraisal. Please also note the change of proposal description to: " Application for outline planning permission (all matters reserved for later approval except for access) for demolition of existing buildings and the development of up to 72 new houses and six B1 use class light industrial units (up to 1,000 sq. meters)"

Cllr Parr left the room.

Cllr West commented that in his opinion these amendments offered two options –

Option 1 build on all the site and provide 72 homes, providing 15 affordables which would be 8 rented and 7 shared equity properties (about 20% of the site housing total).

Option 2 build on land previously developed and provide 62 houses and no affordables

Cllr Turner proposed a site visit seconded by Cllr Arnott, with a decision being made at the time of the visit depending on EDDC. The clerk will try to arrange both the visit and additional time if possible for the comments.

Comment after site visit:

Cllr Watts proposed that Option 1, The building of 72 houses on the site is **SUPPORTED** but with an affordable percentage of 30% (21 houses). CPC was disappointed that neither the access issues raised previously or the provision of parking for the school have been considered so far.

CPC also supports Professor Fiona Mathew's concerns about the bat situation at the site and urges Homes England to take note of her comment below

“There are greater horseshoe bats in the chapel of rest. These are strictly protected under Annexe II of the Habitats Directive. There is an onus on the developer to demonstrate that there is no likelihood of an adverse effect, which basically means protection of flight routes and no light pollution. There are thought to be lesser horseshoe bats in the building on the corner of Church St (by the old jewellers) and their foraging route will certainly be over the proposed development.

Seconded by Cllr Turner and agreed by all.

19/1315/LBC Higher Bolshayne Cottage, Whitwell Lane, Colyford – Mr & Mrs Strawbridge

Retention of following works – sitting room fireplace opened up to reveal inglenook & renovate central structure, kitchen/living & dining room re plastered, living/dining room skirting, construct stud/fire wall at bottom of stairs, install fire door leading to dining room & repair timber beam in living room

19/1316/LBC address as above

Retention of partition wall with clerestory window. Proposed trickle vents on first floor windows (south) elevation and positive input ventilation (PIV) in nursery.

SUPPORTED – proposed by Cllr Jones, seconded by Cllr Clifford.

19/1365/FUL Land & Buildings south west of Heathayne Cross, Colyton – Mr Edley

Installation of car parks & access paths in association with proposed use of land as allotments.

Numerous comments received and forwarded to Councillors.

NOT SUPPORTED – this is unwarranted development on a green field site in the AONB. It does not adjoin the settlement of Colyton and no demand for additional allotments have been shown. The access from the highway and the existing rights of way access is narrow and dangerous. Proposed by Cllr Parr seconded by Cllr Clifford and agreed by all.

For info - 18/2376/MFUL Land North of Kingsholme & west of Coly Road – Eden Planning

Planning appeal lodged for non-determination of planning application. A hearing has been called for. EDDC will be in touch with CPC when that date is set.

b) Planning Decisions from EDDC: to be noted

19/1177/TCA St Michael Church, Colyford.

Reduce spread of two yew and reduce dominant branch of Robina. Sever ivy at the base of the tree -

APPROVED

19/1000/FUL Farwood Barton, Colyton – Provision of a slurry lagoon - **REFUSED**

19/0512/COU Every Hill, Shells Lane- Proposed change of use of the building known as the Cabin as an independent residential dwelling and an area of adjacent land to for its residential curtilage – **APPROVAL with conditions.**

19/0568/FUL 2 Queens Sq Colyton – sub-division of two flats, existing window heights reduced, new roof lights installed – **REFUSED**

19/0823/LBC St Andrews Hall, Lower Church Street.

Alterations to include installation of 2 rooflights on rear elevation and veranda roof to be glazed on front – amendments to 17/0349/LBC – **APPROVED with conditions**

c) Planning Correspondence

P19/07/31 Ecologist plan to relocate slow-worms from CeramTech site to Cemetery

Some discussion ensued and Cllr Arnott proposed the process is allowed to start as per the email received, seconded by Cllr Jones. The proposal was amended by Cllr West to allow the survey to be carried out but no relocation without further discussion. Seconded by Cllr Jones and accepted on a 7-1 majority with 1 abstention.

P19/07/32 Items brought to the Chairs attention after the agenda published

P19/07/33 Dates of next meetings

CPC – Monday August 12th

Finance & Planning – Tuesday August 27th

The meeting ended at 7.45.