

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY  
23<sup>rd</sup> MAY 2022 AT 7:00pm IN THE COLYTON TOWN HALL.**

**Present:** Cllrs S Real, A Stenning, K Clifford, A Parr, C Pady, J Gardiner, A Mills, J Hay and R Turner. Also S Haines (clerk)

**Members of public:** 3

**P22/05/10 Election of Chair and Vice Chair.** Cllr Stenning proposed Cllr Denny remain in post as Chair, this was seconded by Cllr Pady and agreed by all. No other nominations were put forward. Cllr Real proposed Cllr Stenning remain in post as Vice Chair, this was seconded by Cllr Gardiner and agreed by all. No other nominations were put forward.

**P22/05/11 To receive and approve apologies for absence.** Cllrs K Mills, C Denny and P Arnott.

**P22/05/12 Minutes of the Planning Committee meeting held on 25<sup>th</sup> April (appendix B) to be approved.** The minutes were approved, this was proposed by Cllr Parr, seconded by Cllr A Mills and agreed by all.

**P22/05/13 Matters arising from the minutes.** None

**P22/05/14 Declaration of Interests.** Cllr Pady declared an interest on planning application 22/0876/FUL as he is a neighbour and friend.

**P22/05/15 Democratic Period.** A member of public stood and read the following speech: Many of us in the Parish took part in the formation of the current EDDC local plan and especially in the Colyton Parish Neighbourhood Plan (NP) The NP Steering Committee, the CVRA and many residents of the Parish spent a lot of time researching, producing and agreeing these documents which are planning documents for this Parish Council area and beyond.

These documents include restrictions for development in the Green Wedge, above the 200ft contour and outside the built up area boundary of Colyton and the whole area of Colyford, which, in planning terms, is classed as Countryside.

The NP was approved in a referendum by a large majority of residents of Colyton and Colyford, and these rules should be adhered to in planning matters.

The current application for Love Lane has been developed over the past 5 year period, therefore at the same time that the parents of the applicants were using all of the above restrictions to stop the development of 10 – 20 affordable homes being built in the immediate area close to Love Lane, now that same family are doing their utmost to drive a bus through these restrictions to allow this development to go ahead. This planning application is almost like a C.V. detailing the history of the applicant and their family, this must not be considered as part of the planning application. This information gives the applicant no right to override the decisions made on planning by the community with a large majority vote. If not, then why bother making these Neighbourhood Plans!

The member of public also mentioned the following extract from a document written by the Save Colyton Countryside Group, this group was primarily run by the applicants parents – ***‘The Green Wedge was created by the community in order to cushion urban sprawl. Its policy requirements are firmly stated in both the approved Local Plan and the emerging Neighbourhood Plan, and both have been approved by Colyton PC. It would be disrespectful and undemocratic to ignore or circumnavigate this legislation.’***

**P22/05/16 a) Planning Applications to be considered**

**22/0777/FUL Moorings South Street Colyton** – Mr & Mrs Stone - Single storey rear/side extension to include a garage with loft space. Creation of new vehicular access to public highway. *Comments due by 25<sup>th</sup> May.* Cllr Real proposed this application be supported, seconded by Cllr Hay and agreed by all.

**22/0876/FUL Land Adjacent Love Lane Colyton** – Mr & Mrs Duthuit - The Hayne: Proposed new dwelling and wildlife habitat. *Comments due by 1<sup>st</sup> June.* Cllr Real stated that unfortunately he cannot see how the Parish Council can support this, it goes against many policies written in the recently adopted Neighbourhood Plan and the EDDC Local Plan. The Neighbourhood Plan has been in the

making for the last 5.5 years and was recently passed by an overwhelming majority, the Council would not be doing the Town justice if this is supported. Cllr A Mills spoke objectively as he was not on the Council at the time of the NP being developed but from the weight of both the Neighbourhood Plan and the Local Plan, this application cannot be supported. Cllr Pady stated that the field is already very wild and full of biodiversity and this would not be enhanced by the application as is a clause in the paragraph 80 of the National Planning Policy Framework. It is also not isolated as is surrounded by three dwellings, it sits above the 200ft contour line which according to the NP, should only be built on for affordable homes and if supported could lead to more sporadic development in the open countryside which we as the Parish Council must protect. He also pointed out that there is much resistance in the Parish to the application. Cllr Parr pointed out that the application does not fit with the Paragraph 80 of the National Planning Policy Framework, in particular 80e) which states that the building must be truly outstanding in its design and architecture – which is subjective but looks pretty ordinary. Also it would need to significantly enhance the surrounding area. The surrounding area is a natural meadow which is rich in biodiversity and would not be enhanced by this application. Cllr Stenning proposed Colyton Parish Council does not support this application to build on a historical agricultural field within the Green Wedge (NP Policy No Coly4) and well above the 200' contour (NP Policy No Coly8). Also, it does not consider the application under Paragraph 80e of the NPPF to be valid as the proposed dwelling would not be isolated or truly outstanding, but would be in close proximity to Sunflower House and overlooked by Chartridge. It is not compliant with either the NP or the EDDC emerging Local Plan and would set a precedent for future sporadic development in open countryside. This was seconded by Cllr Parr and agreed by all.

**22/0976/FUL 22 Grove Hill Colyton** – Ms Powell - Single storey front extension and single storey rear extension. *Comments due by 10<sup>th</sup> June.* Cllr Real proposed this application be supported, this was seconded by Cllr Turner and agreed by all.

#### **b) Planning Decisions from EDDC:**

**22/0175/FUL Land And Barn North Of Summerway Farm Northleigh** – Mr Little - Retention of storage container for storage of tools, machinery and equipment used in association with boatbuilding business. Approved with conditions.

**22/0462/FUL Lower Watchcombe Farm Shute** – Mr White - Demolition of existing lean-to barn and erection of replacement barn including integration of game food processing and chiller storage unit, remainder of barn retained as farm storage. Approved with conditions.

**22/0795/TCA Woodmans Stoup Swan Hill Road Colyford** – Mr Smith - T1 Eucalyptus dbh 30inches, located in rear garden. Dismantle to the ground. Diseased with Ganoderma, fruiting bodies at the base, unwanted fast growing species that is not suitable in its place close to the main house. Approved.

#### **c) Planning Correspondence**

**P22/05/17 Items brought to the Chairs attention after the agenda published**

**P22/05/18 Dates of next meetings**

Annual Parish Inspection – Monday 30<sup>th</sup> May

Full CPC Meeting – Monday 13<sup>th</sup> June

Committees – Monday 27<sup>th</sup> June

**Meeting closed: 19:20.**