

MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE
HELD ON MONDAY 23rd AUGUST 2021 AT 7pm IN THE COYTON TOWN HALL.

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

Members of public: 3

- P21/08/27 To receive and approve apologies for absence.** Cllr Denny (prior commitment) Cllr Clifford (personal issues) Cllr Arnott (emergency EDDC meeting)
- P21/08/28 Minutes of the Planning Committee meeting on 26th July 2021 (Appendix H) to be approved.** These were unanimously approved.
- P21/08/29 Matters arising from the minutes.** None
- P21/08/30 Declaration of Interests.** Cllr Stenning declared an interest on planning application 21/2048/FUL The Pickerings as she knows the applicant. Cllr Denny requested his interest be declared even though he is absent for this application as he is the agent.
- P21/08/31 Democratic Period** – opportunity for public questions & comments (Total time 15 minutes, each individual 3 minutes). A member of public who is the applicant for 21/2048/FUL, explained the application, stating it was a retrospective application, when checking the EDDC website, there was no mention of a conservation area, also he was told the dimensions of the building would not need planning consent, and also that previously there was an old building in that spot so didn't realise there would be an issue. Once the summerhouse was built he sought advice from Cllr Denny who recommended he contact EDDC who confirmed that planning permission was a requirement, Cllr Denny has put together the plans and the application has been submitted, he added he hoped that the application would be successful as there is no privacy in the garden.
Cllr Denny contacted the clerk after the meeting and requested that it be noted that this member of public sought advice and had help from CD Architects Ltd which is his own company. At that point in time he was acting as an architect and his profession, and not as a Councillor.
 A member of public then spoke against the application, he is the direct neighbour, he stated that the proximity to his garden is very obtrusive and the difference in elevation to the two gardens means that the summer house really looms over him. He explained that the new location has made a huge impact on the amount of light that now gets into his garden, it makes things like drying washing much more difficult and although he appreciates that nobody has a 'right to a view' his once lovely view of the church is not obstructed. He does not object to the summerhouse, just to its location.
 Cllr Hay commented that there would be an issue if the height of the new summerhouse was greater than the old one, he also commented that while nobody does have a 'right to a view' you do have a 'right to daylight' Cllr Pady asked if there was a reason for the change in location, he stated that if we were looking at this as a new application and not a retrospective one, then it probably would not have been supported.
 The member of public who the summerhouse belongs too explained that the house cannot be moved, it is built into place and onto a concrete base to make it level, the reason for the new location is the installers needed 18 inches between it and any other structure so it was impossible to put it in the old location.
 Cllr Real commented that the difference in elevation between the two properties makes it look much worse than it would be if the two properties were on the flat.

P21/08/32 a) Planning Applications to be considered

21/2048/FUL The Pickerings Lower Church Street Colyton – Mr King - Demolition of existing summerhouse and construction of new summerhouse on alternative site (retrospective) *Comments needed by 28th August.* Cllr Turner suggested a site visit as there are two objections, it was agreed to meet at the location on Wednesday 25th August at 6pm.

b) Planning Decisions from EDDC:

21/0889/COU The Old Bakehouse Lower Church Street Colyton – Mrs Cleave - Change of use from bed and breakfast accommodation to a use as a single dwellinghouse. Approved with Conditions.

21/1317/FUL Abbeyfield Society Marjorie Baker House Vicarage Street Colyton – Mr Jenkins - single storey rear extension to assisted living facility and relocation of glasshouse. Approved with Conditions.

21/1557/ADV The Town Mill Rosemary Lane Colyton – Mr Styles - Panel sign on north east elevation of Town Mill. Withdrawn.

21/1615/FUL & 21/1616/LBC Colcombe Castle Hotel Market Place Colyton – Mr Dayment - Proposed demolition of existing lean-to infill extensions, construction of balcony, installation of concealed flue, installation of glazed entrance way and new bin storage area on southeast elevation, and; removal of existing steps on northwest elevation and installation of ramp to provide disabled access. Approved with Conditions.

c) Planning Correspondence

Memorial request received, standard application, exclusive rights have been purchased. This was approved unanimously.

P21/08/33 Items brought to the Chairs attention after the agenda published

P21/08/34 Dates of next meetings

Full CPC Meeting – Monday 13th September

Finance & Planning Meeting – Monday 27th September.

Meeting closed: 19:20