

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 25th FEBRUARY 2019
AT 7pm IN THE MORTIMER ROOM, FEOFFES TOWN HALL COLYTON**

Present : Cllrs R Collier, S Real (Chair), C Collier, A Parr, J Hay, E Jones, R Watts, B Norris, Dist Cllr G Godbeer, 2 members of the public and E Berry (Clerk).

P19/02/81 To receive and approve apologies for absence: Cllrs A Jarman, R Turner & K Clifford

P19/02/82 Declarations of interest – 19/0270/FUL – Cllr Jones declared an interest as a neighbour.

P19/02/83 The minutes of the meeting held 28th January (Appendix U) were approved and signed as being a true record of that meeting.

P19/02/84 There were no matters arising.

P19/02/85 Democratic Period – opportunity for public questions & comments (Total time 15 minutes, each individual 3 minutes).

P19/02/86 a) Planning Applications to be considered

19/0218/ADV Gordon & Rumsby, Market Place – 1 non illuminated sign.

SUPPORTED – proposed by Cllr C Collier seconded by Cllr Hay and agreed by all.

19/0270/FUL Little Winsford, Elm Farm Lane – Mr Markham

Construction of extension to garage and rendering of dwelling & garage – **SUPPORTED**. Proposed by Cllr Norris, seconded by Cllr Watts and agreed by all with Cllr Jones abstaining.

19/0206/FUL Queen Square Garage – Mr S Gregg

Construction of secure store. **SUPPORTED**, proposed by Cllr Parr, seconded by Cllr Watts and agreed by all.

19/0313/ADV Land North of Yaffles – Barrie Simons & Associates

Display of site development advertising. **NOT SUPPORTED**. The sign is considered too large and imposing. Colyton Parish Council recently supported maintaining the Area of Special Control of Advertisements currently in force for the whole of Colyton and it was felt that the size of this sign in this location would be detrimental to the visual amenity of this area.

The Clerk checked recommendations for signage and the Government guidelines & recommendations for outdoor advertising can be found at the following:

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/11499/326679.pdf) The limit being for Clause 3A recommends a total area of 2.3 sq.m for two joined boards not 8sq m

as in this case. Clause 3Bc which permits firms or individuals to display boards states a limit of 3 sq.m if the board is 10m away from a highway which this sign will not be. Clearly this sign meets none of those recommendations. No clause permits a sign of 8sq m and in areas of special control the height of a sign is limited to 3.6m above ground level, not 4m as proposed.

The plans are confusing with two different locations being shown for the sign

This is not an application for what has been already erected onsite as the location is completely different and CPC asks that the current sign be removed and this application refused unless the sign meets with current government guidelines.

Proposed by Cllr Norris, seconded by Cllr Jones and agreed by all.

b) Planning Decisions from EDDC:

19/0071/FUL 7 Elm Cottages, Fair View Lane – construction of single storey side extension & garden store – **APPROVED**

18/1602/CPE Land North of Every Hill – Lawful development Certificate to confirm the substantial completion of a building known as the Cabin as a separate independent dwelling – **CPE APPROVED**

Notice of Appeal decisions – Higher Bolshayne Farm. Whitwell Lane 18/1440/FUL (Appeal A) & 18/1804/LBC (Appeal B) permission sought for a single storey oak garden room which had been refused by EDDC. The appeal decision overturns this and planning permission is **APPROVED** for the single storey oak garden room and no further action is to be taken in respect of appeal B.

18/2665/FUL Swallows Eaves Hotel, Swan Hill Rd – change of use of hotel to two residential dwellings - **APPROVED**

c) Planning Correspondence

- i) **Devon Communities survey – evaluation of Rural Housing Enabling Team. This was discussed and completed.**
- ii) **Draft Local List consultation document for comment – to be brought to the May meeting.**
- iii) **Response from Chris Rose re Land north of Yaffles / Whispering Pines and the building in the orchard of Clarence House.** The response was read out and the Parish Council asked that the Clerk send a letter Mr Rose for his response and felt that a meeting with him would be useful but probably after the May elections when the make-up of the Parish Council may be different.

Concerns were expressed that the Yaffles signage application is not for what is currently in place on the site, the location is different in the application but is also confusing as two different locations are proposed. The sign also seems to be excessively large but this has been highlighted in the CPC's response to the application.

As to the building development at the Yaffles site the CPC understood that the building line had not been followed not that the porches had been increased in size. The failure to follow the agreed plans have brought those porches much closer to the walkway and consequently pedestrians using the walkway much closer to traffic on the road. Shouldn't the Non Material Amendment be for the error made in the building line initially?

Both Whispering Pines and Clarence house are a catalogue of errors and missed opportunities to get it right in the first place. The CPC awaits the decision from EDDC on the Clarence House development with interest and hopes that conditions for Whispering Pines are discharged soon to the satisfaction of all concerned.

19/02/87 Situation with parking outside CeramTech site on Sidmouth Rd – Cllr Norris briefed the Councillors on the situation where recently 13 cars had been parked along Sidmouth Rd. There had been an incident of a driver complaining because Cllr Norris took a picture which included her car illegally parked for Highways but that appears to have been resolved and nothing further heard. All car park permits should have been issued. Cllr Real proposed a letter is written, in cooperation with the School and sent to parent and the police, seconded by Cllr Parr and agreed by all. Cllr Norris and the Clerk will draft a letter.

19/02/88 Items brought to the Chairs attention after the agenda published

- i) Letter of objection to 17/1849/FUL Clarence House, The Butts – subsequently uploaded onto the EDDC website.
- ii) Mr Morgan presented his latest proposal for the location of a Petanque piste and will look into the costings.

19/02/89 Dates of next meetings

Council Meeting – Monday March 11th – Colyford Memorial Hall
Finance & Planning – Monday March 25th
Annual Parish Meeting – April 3rd 1930 in the Town Hall.

The meeting closed at 7.55pm