

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

Present Cllrs S Real (Chair), K Clifford, C Collier, A Parr, J Hay, A Jarman, R Turner, E Jones, R Watts B Norris, C Pady, 8 members of the public and E Berry (Clerk).

19/03/90 To receive and approve apologies for absence - Cllr B Collier (unwell)

19/03/91 The Chair asked that all members present be allowed to vote on the two major applications under discussion later on, in effect this is just Cllr Pady as all others are Planning Committee members. The Clerk advised that a dispensation could be enacted which co-ops Cllr Pady onto the committee for this meeting only, this was duly done.

19/03/92 Declarations of interest – Cllr Parr declared an interest in application 18/1850/MOUT as he is currently tenant of some of the land.

19/03/93 The minutes of the meeting held 25th February (Appendix W) were signed and accepted as being a true record of that meeting.

19/03/94 There were no matters arising

19/03/95 Democratic Period – opportunity for public questions & comments
(Total time 15 minutes, each individual 3 minutes).

A Colyton resident commented on the former CeramTec application and explained the situation as he saw it. He was concerned about the future of the site of the CPC did not support the application as he felt it was the best deal for Colyton and although technically Homes England, because of the VBC does not have to provide affordable housing they have expressed a willingness to do so. He drew people's attention to the problem's at both Axminster & Honiton, these are sites that Homes England have been involved in and he was worried that if things were made difficult for them they would pull out and the site be sold to a major developer with no affordable, no green space and no employment land. He commented that the car par (now part of the site) had been in use as part of this brownfield site for over 30 years.

A Colyford resident commented on the amended application for the Old cricket ground and was worried that no weight is being given to Professor Fiona Matthews's comments on the bat population close to the site. She is a recognised expert in her field and a government advisor on ecological matters and yet this application ignores her concerns. Professor Matthews will be writing another letter to EDDC.

19/03/95 a) Planning Applications to be considered

18/2376/MFUL – Land North of Kingsholme and west of Coly Road, Colyford – Colyford Eden Ltd (Mr Abrams)

Amended plans – revised architectural details, layout, block plan and Design & Access statement.

Revised Flood Risk Assessment & Drainage Survey.

Revised LVIA

Revised Arboricultural Report.

Cllr Watts proposed that this application is **NOT SUPPORTED** and suggest the previous CPC comments are reiterated as nothing in this current application has mitigated the concerns of the CPC.

a) This is a development in the Green Wedge which is against EDDC Local Plan Strategy 8 which states "Within Green Wedges development will not be permitted if it would add to existing sporadic or isolated development, or damage individual identity of a settlement, or could lead to, or encourage settlement coalescence". This site is specified in Para 6.24 of the Local Plan. This site does encourage coalescence by reducing the gap between Colyton and Colyford, it will damage the individual identity of Colyford. The emerging Neighbourhood Plan strongly supports the

maintenance of the Green Wedge between the two communities and should not be ignored.

b) The East Devon Villages Plan Policy 16 states "on the basis of currently available information and assessments undertaken there are not considered to be any suitable sites in Colyford at this stage, The local community may wish to allocate housing through a Neighbourhood Plan". In a recent public consultation for the Colyton Neighbourhood Plan there was overwhelming support for the retention of the Green Wedges and support that any future development should be on brown field sites

c) Colyford has no BUAB therefore it is development in open countryside

d) Highways- access is on the brow of the hill with poor visibility. The route into Colyton has no pavement and is dangerous for pedestrians.

e) The 2017 Housing Needs Survey states that no affordable housing is required in Colyford

f) Some statements in the application are still incorrect -There is no safe pedestrian access to Colyton Health Centre and Primary School - this is a dangerous route with no footpath. Public transport is very minimal. 15 houses would generate more than the extra traffic movements at peak times quoted in the transport statement.

g) A financial viability assessment should be taken if and before any planning permissions are given

h) If permission was given this would lead to further development on the adjoining land thus eroding the Green Wedge

i) The comments previously made by Professor Fiona Matthew with reference to both the Greater Horseshoe and Grey Long Eared bats appear to still be ignored, The developers comment that the grey long eared bat is difficult to monitor with the equipment that they have been using. Just because the developers representative didn't have the necessary equipment to record and measure the bat activity does not mean it isn't there. The offer of Professor Matthews to assist with any bat survey should have been taken up and not glossed over.

Seconded by Cllr Jones and agreed by all.

18/1850/MOUT – Former Ceram-Tech Factory Sidmouth Rd – Homes England

Revised Illustrative Layout & Street Elevations, Additional Landscape & Visual Impact Assessment, Viability Assessment Addendum, Revised description "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 74 new houses, up to 1,000 sq. meters of B1 (Light Industrial).

Cllr A Parr left the room.

There was some discussion over the application and concern expressed that the old Co-op building although part of the site is not shown as being developed, it would be useful to find out what the plans are for this. There had been some telephone discussion between Cllr Norris and Rob Murray the EDDC Economic Development Officer, It appears that EDDC was not in a position to accept the responsibility of demolishing and rebuilding the office space, and the inclusion of 6 light industrial units and the Vacant Building Credit they attract was the compromise proposal. Cllr Watts commented that no evidence of a need for these in Colyton on this development was produced. The original application had been independently verified by Plymouth City Council and yet this one hasn't been – why? VBC seems to have come out of the blue and the comment by Homes England that although they don't have to provide affordable homes because of VBC they would, at their sole discretion, try to was not a very reassuring one.

Cllr Pady felt this was the best deal on offer, the Community Land Trust can negotiate the affordable housing requirement. His provoked more discussion on the affordable housing provision as identified in the Housing needs survey and the increase in traffic along Sidmouth Road which is already a pinch point for the town, perhaps a pedestrian refuge /walkway could be provided? The lack of parking per house and for visitors was mentioned. Although just an outline plan some of the houses appear to have no dedicated parking places.

Cllr Pady proposed the application is SUPPORTED. Cllr Turner also proposed SUPPORT but asked that CPC asks for the provision of parking spaces be looked at, a pedestrian refuge/walkway be

constructed, plans for the old Co-op building confirmed and greater assurance is given on the provision of affordable housing more in line with the housing needs assessment. Seconded by Cllr Jones and agreed by all.

b) Planning Decisions from EDDC:

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

c) Planning Correspondence

- i) South West Water – notification of plans to divert the water main from The Butts across the old orchards of Clarence House as new property built too close to existing main. Works order to follow.
- ii) Kingsdon Hill closed for resurfacing work between 0800 – 1600 Tuesday 2nd April & Wednesday 3rd April - noted
- iii) Request for shed 5'x6' on Allotment plot 11Q – Approved.

19/03/96 Items brought to the Chairs attention after the agenda published

Response from Chris Rose (EDDC Development Manage) re Land North of Yaffles and the discrepancy in the buildings – emailed to Councillors. Noted.

19/03/97 Dates of next meetings

Annual Parish Meeting – April 3rd Town Hall 7.30pm

Council Meeting – Monday April 8th

Finance & Planning– Monday April 15th

The meeting closed at 8.17pm.