

MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE
HELD ON TUESDAY 26th MAY 2020 AT 7pm VIA ZOOM

Present: Cllrs J Hay, H West, R Watts, S Real, K Clifford, C Pady, A Parr, J Gardiner, E Jones and C Denny.
Also S. Haines (clerk)

Members of the Public: 0

Request that those who are recording declare so and conform to standing orders

P20/05/09 Election of Chair & vice Chair to be postponed until May 2021 or until the Parish Council can physically meet and decide to hold an election. All currently in post will remain. This is due to the Covid-19 Pandemic. Noted

P20/05/10 To receive and approve apologies for absence. Cllr R Turner (unwell) Cllr Arnott (absent) Cllr Jarman (absent)

P20/05/11 Minutes of the Planning Committee meeting on 27th April 2020 (Appendix B) to be approved. Proposed by Cllr West, seconded by Cllr Jones agreed by all.

P20/05/12 Matters arising from the minutes. Cllr Jones asked for confirmation that the Clerk had highlighted the error of the Planning Application 20/0565/TRE 12 Kingsholme. This is the incorrect house number and should be 16 Kingsholme. The clerk confirmed that this was in the minutes.

P20/05/13 Declaration of Interests. None

P20/05/14 Democratic Period – opportunity for public questions & comments (Total time 15 minutes, each individual 3 minutes). No members of public on the call and no messages have been sent in.

P20/05/15 a) Planning Applications to be considered

20/0561/COU Unit 2 Umborne Bridge Dolphin Street Colyton - Mr Peter Cole - Change of use from leisure (use class D1) to pet shop (use class A1) Proposed by Cllr Denny, seconded by Cllr Jones all agreed SUPPORTED

20/0934/FUL Alaska Lodge Stafford Barton Swan Hill Road Colyford – Mr Langdon - Proposed conversion and alteration of barn to form 1 residential dwelling, formation parking area and associated works. Cllr Jones pointed out the access for this site is quite concealed and goes out onto a very fast and dangerous road, the speed limit is not adhered to the majority of the time. Cllr West highlighted that a very similar application had been put in not long ago and was refused by the Planning Authority, this was appealed and refused again. See East Devon Planning comments below. *The proposal takes place within an open countryside location where new development is strictly controlled. The proposed development includes substantial extension and alteration to the existing low key and functional buildings in order to convert them to residential use and where the resulting development would, through both the proposed extensions and alterations to the buildings and the creation of associated parking and amenity areas result in harm to the character of the existing buildings and the setting of nearby designated heritage assets and would fail to enhance the existing building's own setting. The proposals therefore fail to accord with Strategy 7 (Development in the Countryside) and policies D8 (Re-use of Rural Buildings Outside of Settlements) EN9 (Development Affecting A Designated Heritage Asset) and EN10 (Conservation Areas) of the East Devon Local Plan 2013-2031 and the guidance in the National Planning Policy Framework.*

Cllr Watts commented that this application is not dissimilar from the previous one and it would be very hard for the Parish Council to support this when looking at the comments from East Devon, Cllr Denny echoed this stating that you really have to take note of the appeal decision, this will be hard to overturn. Cllr Pady stated that there is a policy in East Devon to make use of empty dwellings

and this is empty and also tucked away. Cllr Denny proposed that this application is too similar to the last one which was refused at appeal and so in his decision we cannot support it. This was seconded by Cllr West and agreed by all. Cllr Parr stated that we should also note the access which is not suitable.

b) Planning Decisions from EDDC:

20/0671/VAR The Tithe Barn Northleigh – Mr & Mrs Cox - Variation of condition 4 of permission 12/0254/FUL (conversion of barn to form annexe) to permit annexe accommodation to be used as a single dwelling house independent of Blamphayne Cottage. Withdrawn. Noted

c) Planning Correspondence

19/0104/TPO TREE PRESERVATION ORDER at Land at The Compasses, South Street, Colyton, has been confirmed. Noted

P20/05/16 Items brought to the Chairs attention after the agenda published. The clerk has a call from a member of the public asking if we could do anything about getting a van moved. There is a van parked outside his house which belongs to Soanes Bike Shop, it is used as additional storage. This van moves once a year to have its MOT and is also fully taxed and insured. The member of the public views this as a huge inconvenience to himself as he can never park there, also he stated that the van is an eye sore and accumulates debris underneath it due to the wind. He has contacted East Devon who say as the van is legal there is nothing they can do about it. He has also spoken to the owner who is reluctant to move it. Is there anything the Parish Council can do to help with this issue? This will be placed on the next Full meeting's agenda for discussion.
Cllr Hay wanted to discuss the possibility of installing two mini roundabouts on the Coly Road outside the two developments to reduce traffic speed. This will be placed on the next Full meeting's agenda for discussion.

P20/05/17 Dates of next meetings
CPC Full Meeting - Monday 8th June
Finance & Planning – Monday 22nd June.

Meeting Closed 19:55