

MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE
HELD VIA ZOOM ON MONDAY 26TH OCTOBER 2020 AT 7pm

Present: Cllrs K Clifford, A Parr, J Gardiner, H West, C Denny, E Jones, A Jarman, J Hay, P Arnott and S Real. Cllr Jarmen left the meeting after having technical difficulties.

Also in Attendance: S Haines (clerk) Mr Gammon (Homes England) and Mr Byng (Hughes and Salvidge)

Members of the public: 2

P20/10/55 Question and Answer with Ceramtec Site Developers. Cllr Denny thanked both Mr Gammon and Mr Byng for working outside of their hours and joining the call to speak to the Parish Council.

Question 1 – Could you explain how asbestos is being removed from the site safely? Mr Byng answered by stating that there are two types of asbestos on site, notifiable and non-notifiable. The notifiable works were carried out by RHI subcontractors, they are a specialist removal company, air tests were carried out to insure no fibres were released and all pieces were wrapped, bagged and removed from site in specialist containers. The non-notifiable works is mainly on the roof panels, they are being removed by hand to ensure minimal disturbance they are placed into a lined open top bin, once the bin is full then it is sealed and removed from site. All the workers have personal monitors which will spike if a reading is triggered, so far they have had no spikes and so work has not needed to be stopped.

Question 2 – How can it be insured that deliveries / removals from site are done so using the New Sidmouth Road to the A3052? Mr Byng answered again stating that they communicate this request with all orders and they also request to have the same drivers so once they have made one delivery they get to know the site. Regrettably there has already been one incident with a delivery getting lost and coming in through town but hopefully this will be a rare occurrence as the drivers get used to the route.

Question 3 – Could you confirm the planned hours of work? Mr Byng answered that at the moment they are working 7-5 but this should soon change to 8-5. The work at the moment is not overly noisy. Once the loud works begin they will try to start them later. So plan is Monday – Thursday 8-5 and Friday 8-2. They have no intention at all to work on the weekends. Cllr Jones asked about the four benches, could they be salvaged and used around the Parish? Mr Byng confirmed that they would attempt to extract them carefully from their concrete base and if they are not damaged then the PC would be welcome to them.

Mr Byng then left the call after thanking the PC for the invitation to join.

Question 4 – Will there be an area of 2 acres reserved for green space available as an outdoor learning space for the Primary School? Mr Gammon explained that those precise details are in the second stage of planning and they are not quite at that stage yet, the details should be confirmed in the next 6 months. He explained that 640m squared is the minimum requirement for a site this size and they are proposing 5000m squared in the West corner of the site alone. There may not be quite 2 acres but there will be a considerable amount of outdoor space.

Question 5 – Of the 14 affordable homes to be built can you confirm that these will be ‘pepper potted’ around the site with a mixture of 2, 3 and 4 bedroom dwellings – some with disabled access and all with a high standard of insulation? Mr Gammon explained that again those details will be finalised later, He said that they are a public organisation and aim to build better quality homes quickly so therefore the standard is very important to them. There will be quality checks done throughout the builds and they will be finished to a high standard. Pepper potting the affordable houses would be best.

Question 6 – Will the developer be incentivised to provide more than 14 affordable homes? Mr Gammon said no not as such, the National Legislation would have allowed them to build 0% affordable homes so the fact that they have push to build 20% affordable should prove that they are pushing for them. Cllr West stated in the past a developer promised a certain number of affordable then claimed to have ran out of funding so applied to reduce the number. Mr Gammon assured that this would not happen here, the developer is very keen to deliver 20% affordable and the S106 funding is tight, 100% of the affordable homes need to be completed early as usually the money is then given up front.

Question 7 – Can you confirm that the buildings will blend in with the surrounding area of Colyton? Mr Gammon confirmed that the buildings will be characterful and will use local materials. He cannot confirm who the developer will be yet, that should be made public knowledge in the next month, but

they are very keen to work within the Conservation Area and want the site to look like a part of Colyton, not an addition.

Question 8 – Can you confirm that the CCCLT (Colyton and Colyford Community Land Trust) will be consulted regarding the 14 affordable homes? Mr Gammon explained that he had a very good relationship with the CCCLT, he confirmed that they will be invited to partner with the developers. He cannot force the developers to partner but as a very minimum he can encourage to consult.

Question 9 – Can you confirm that the industrial units will be suitable to be in a residential area? Mr Gammon confirmed that there will be 6 B1 classed employment units. B1 by its very classification means that it can be carried out in a residential area, so will be compatible. The developed and Homes England will be selling the homes and industrial units so it is in their best interest to insure everybody is happy.

Cllr West thanked Mr Gammon on behalf of the CCCLT for keeping them involved. Cllr Denny thanked Mr Gammon for attending the call and explained that the PC would be in touch in regards to a steering group being formed. Mr Gammon thanked the PC for the invite on the call and explained that he hoped that process would be made quickly going forward, Mr Gammon left the call.

P20/10/56 Resolution of who holds the position of Planning vice Chair. Cllr West apologised to Cllr Gardiner who was elected as vice chair after Cllr West verbally resigned. Cllr West informed the Council that he has spoken to Cllr Gardiner and made it clear to her that he would be happy for her to continue in the role of vice chair if she wanted to. Cllr Gardiner confirmed that she is happy for Cllr West to go back to his role as vice chair as he rescinded his resignation.

P20/10/57 To receive and approve apologies for absence. Cllr Watts (unwell) Cllr Turner (unwell)

P20/10/58 Minutes of the Planning Committee meeting on 28th September 2020 (Appendix N) to be approved. Cllr Parr proposed these be accepted, seconded by Cllr Jones and agreed by all.

P20/10/59 Matters arising from the minutes. None

P20/10/60 Declaration of Interests. Cllr Parr declared an interest in the Q&A session regarding the Ceramtec site so did not take part, this is due to him owning some of the land surrounding the site. He also declared an interest on planning application 20/2159/FUL 7 Richmond Gardens as his company owns the lane bordering the property so he will not vote on this.
Cllrs West and Arnott declared an interest on the Q&A session regarding the Ceramtec site as they are both directors of the CCCLT.

P20/10/61 Democratic Period – opportunity for public questions & comments
(Total time 15 minutes, each individual 3 minutes). A member of the public asked how the Councillors knew about upcoming planning applications so early. Cllrs Denny, Clifford and Jones explained that they all signed up to alerts from EDDC and anybody can do that.

P20/10/62a) Planning Applications to be considered

20/1914/LBC The Compasses South Street Colyton – Mr Bridges - Retention of 3 chimney stacks which were dismantled, repaired and rebuilt and the retention of existing pots on top of chimney. Cllr Jones proposed we support this application, seconded by Cllr Gardiner and agreed by all.

20/1804/OUT 1 Elm Villas Fair View Lane Colyford – Mr Kent - Outline proposal for demolition of existing dwelling and creation of one dwelling (all matters reserved). (Only given 16 days to comment, deadline is 28th October) Cllr Denny explained that this application is not clear enough for the PC to approve it, the original application four weeks ago included two dwellings, this one only seems to mention one but there is still no mention of the Devon Bank or where the boundary is. Cllr West proposed not supporting this application as it is too unclear of its details, this was seconded by Cllr Clifford and agreed by all.

20/2159/FUL 7 Richmond Gardens King Street Colyton – Mr Board - Construction of single storey side and rear extension. Cllr Clifford raised concerns over the access to the lane which runs down the side of the property, this lane is in constant use with cattle trucks and it looks like a metre will be lost if this application goes ahead. Cllr Parr was asked to comment even though he has declared an interest as he knows the lane. He stated that the applicant knows that the lane cannot be made any narrower, it is in constant use and is very narrow as it is. Cllr Clifford proposed a site visit, Cllr Denny agreed. Cllrs Clifford, Denny, West, Gardiner and Hay will attend a site visit tomorrow and Cllr Denny will report back to the clerk so comments can be made to EDDC.

20/1709/TCA The Old Manor Old Manor Gardens Colyford – Mr Burrett - Eucalyptus. Reduction by 50%. Cllr West confirmed that he had visited the site twice and called the house twice but all times had not had an answer so site visit was not possible, he confirmed that from the front of the property a very large Eucalyptus is visible. Cllr West proposed we support this application with the condition that the final decision is made by an EDDC tree officer. This was seconded by Cllr Gardiner and agreed by all.

b) Planning Decisions from EDDC:

20/1420/VAR Land Adjacent Borough House Swan Hill Road Colyford – Mr & Mrs Bennett - Variation of condition 8 of planning consent 19/1341/FUL (Proposed new dwelling with garage and car port) to facilitate alternative materials for the windows and doors. Approved with conditions.

20/1373/FUL Lawdeshayne Farm Colyton – Mr Dymond - Construction of roof canopy over existing yard and slurry tank. Approved with conditions.

c) Planning Correspondence

An appeal has been made to the Secretary of State against the decision of the East Devon District Council to refuse to grant planning permission for 20/0643/FUL Taree Cownhayne Lane Colyton. Cllr Denny explained that the Parish Council do not have to do anything with this, just be aware that the consultant may wish us to answer some questions but unlikely.

Email circulated from Devon CPRE regarding help with local planning issues and the Gov's plan to radically reform the planning process.

Contact from concerned resident surrounding hazardous Moss on the corner of Kingsholme leading down to Colyford, clerk has reported to EDDC. Clerk confirmed that after reporting this to EDDC using their online 'report it' tool it was very quickly cleaned off the pavement.

P20/10/63 Items brought to the Chairs attention after the agenda published. None

P20/10/64 Dates of next meetings

Full CPC Meeting – Monday 9th November

Finance & Planning – Monday 23rd November.

Meeting closed 19:58.