

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD VIA ZOOM  
ON MONDAY 28<sup>th</sup> SEPTEMBER 2020 AT 7pm**

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

**Members of public:** 6

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

**P20/09/46 Appointment of a new Vice Chair.** Cllr Watts proposed Cllr Gardiner be appointed new Vice Chair, this was seconded by Cllr Clifford and agreed by all, Cllr Gardiner accepted the post. It was resolved to elect Cllr Gardiner as vice-chair, following the resignation of Councillor West from the role

**P20/09/47 To receive and approve apologies for absence.** Cllr R Turner (unwell)

**P20/09/48 Minutes of the Planning Committee meeting on 24<sup>th</sup> August 2020 (Appendix L) to be approved.** Proposed by Cllr Jones and seconded by Cllr Pady, approved.

**P20/09/49 Matters arising from the minutes.** None

**P20/09/50 Declaration of Interests.** Cllr Denny declared an interest on planning application 20/1943/LBC & 20/1942/FUL Briar Cottage as he is the agent.

Cllr Arnott declared at interest on planning application 20/1943/LBC & 20/1942/FUL Briar Cottage as the cottage belongs to EDDC.

**P20/09/51 Democratic Period** – opportunity for public questions & comments  
(Total time 15 minutes, each individual 3 minutes).

**P20/09/52 a) Planning Applications to be considered**

**20/1804/OUT 1 Elm Villas Fair View Lane Colyford** – Mr Kent - Outline proposal for demolition of existing dwelling and creation of two dwellings (all matters reserved). Cllr Pady explained that the existing building is of historical value, it is one of 2400 houses in the country gifted to England from Sweden as a thank you for their help during the war, these houses were built in Sweden and moved here. The house belongs to EDDC and is a Council House. Cllr Denny stated that the red lines on the plan are not clear, the plan also does not show the Devon Bank which runs alongside the site, he also stated that the dwelling should be protected due to its historical value and that the site itself does not seem to be big enough for two dwellings. Cllr Clifford also pointed out that the road there is very narrow and with two new dwellings that could potentially bring four extra cars, the highway would struggle with that extra traffic. Cllr Denny proposed we do not support this application, it would be over-developed. The site is too small for two houses, the highway is too small for the additional traffic, the building has historical value and the plans are incorrect. This was seconded by Cllr Clifford and agreed by all.

**20/1943/LBC & 20/1942/FUL Briar Cottage Dolphin Street** – Mr & Mrs J Fossey - Construction of single storey extension. Cllr Gardiner chaired this consideration due to Cllr Denny's declaration on interest, Cllr Denny did not vote. Cllr Gardiner stated that is looked like a nice extension and is within the curtilage of the boundary. Cllr Gardiner proposed we support this, seconded by Cllr Clifford and agreed by all. Cllrs Denny and Arnott abstained due to their declarations of interest.

**20/1209/FUL The Cabin Every Hill Shells Lane** – Mr Palmer & Miss Hardingham - Proposed demolition of existing dwelling and replacement with new dwelling and creation of new access drive (partially retrospective) Cllr Real explained that this site has history, a cabin was built and the planning applied for retrospectively, the PC did not support the application and EDDC refused it, it then went to appeal. EDDC rejected the appeal after they realised they had made a mistake and so approved the application. Cllr Gardiner expressed concerns about the scale of the new dwelling, the ground floor is 50% larger than the existing dwelling and the height is increased by 1 metre. It could be an eyesore if exposed. Cllr Pady also expressed concerns around drainage, he pressed that an electronically controlled treatment

plant should be installed, rather than the intended cesspit. Cllr Watts proposed we do not support this application on the grounds that we did not accept the last one which was much smaller and hidden, this was seconded by Cllr Jones, voted for 3 to 5 against, motion not carried. Cllr Denny proposed we accept this proposal subject to an electronically controlled treatment plant being installed and screening being planted. This was seconded by Cllr Real and voted for 5 for and 3 against, motion carried.

**b) Planning Decisions from EDDC:**

**20/1482/FUL & 20/1483/LBC 3 Sunnyside South Street Colyton** – Mr Johnson - Take down section of garden wall and re-build. Approved with conditions. Noted

**20/1609/FUL Lawdeshayne Farm Colyton** – Mr Dymond - Roof canopy to existing slurry tank. Approved with conditions. Noted

**20/1732/FUL Coly Dene Station Road** – Mr Kilby - Retrospective permission for amended design of building approved under 13/2209/FUL to form workshop, home office and store. Approved with conditions. Noted

**20/1247/FUL Land At Munchkins Miniature Shetland Rescue** – Mr Marx - Siting of 2 field shelters and retention of 4 existing field shelters for use in association with Munchkins Miniature Shetland Rescue Centre. Approved with conditions. Noted

**20/1127/FUL & 20/1128/LBC Horriford Farm Holyford Lane** - Mr Elsey - Conversion of redundant shippen and stable to single unit Holiday let accommodation and demolition and replacement of agricultural shed. Approved with conditions. Noted

**c) Planning Correspondence**

**P20/09/53 Items brought to the Chairs attention after the agenda published.** Cllr Denny spoke about 20/1906/VAR this is a document seeking variation on the S106 agreement, he was not sure if it would affect the Parish Council so will investigate further, Cllr Arnott expressed interest in this.

Cllr Pady has been in touch with the Planning Enforcement Officer at EDDC regarding the screening of Whispering Pines, this was supposed to begin in the spring but has not yet happened.

Cllr Clifford spoke about the Ceram Tec site, it appears work has started on the inside of the building and asbestos has begun being removed, he stated that it is not good enough that the PC were not advised of this and that residents only have very little notice. This will be on the next agenda for discussion, Cllr Arnott suggested maybe a sub-committee be put together to keep an eye on proceedings.

**P20/09/54 Dates of next meetings**

**Full CPC Meeting – Monday 12<sup>th</sup> October**

**Finance and Planning – Monday 26<sup>th</sup> October.**

**Meeting Closed 20:30**