

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY  
29<sup>th</sup> NOVEMBER 2021 AT 7:00pm IN THE COLYTON TOWN HALL.**

**Present:** Cllrs A Jarman, K Mills, K Clifford, J Gardiner, A Mills, C Denny, A Stenning and R Turner. Also S Haines (clerk)

**Members of Public:** 0

**P21/11/52 To receive and approve apologies for absence.** Cllr Arnott (prior commitments) Cllrs Pady, Parr, Real and Hay (unwell)

**P21/11/53 Communication from Wainhomes regarding updating the Council on plans.** Wainhomes have asked to come to the next Parish Council meeting to share their plans and ideas for the Ceramtec site. Cllr Gardiner asked why we would allow them to come and not the people who asked to come and talk about their eco-home a couple of months ago. Cllr Denny stated that there are some differences, this is a huge development which will affect the town, and also Change of Use has already been given by EDDC for the site on this application. The clerk will contact Wainhomes and invite them to the Full December Meeting.

**P21/11/54 Minutes of the Planning Committee meeting on 25<sup>th</sup> October 2021 (Appendix P) to be approved.** Cllr Turner proposed these be accepted, seconded by Cllr Stenning and approved by all.

**P21/11/55 Matters arising from the minutes.** None

**P21/11/56 Declaration of Interests.** None

**P21/11/57 Democratic Period.** The Following email was sent in by a Member of Public and was shared with the Councillors.

*Hi my name is David Brazendale and I own Sceat Cottage on Old Mounthill. I'm sorry I can't be with you in person today.*

*My application is simply for a change of use - to allow my existing holiday let to be used for residential use.*

*I applied earlier this year, via a variation of condition, but EDDC suggested I reapply given a change in technical interpretation by the wider planning inspectorate. Apologies for not joining you in person but I am being covid cautious and unfortunately it is not possible to join these meetings remotely.*

*Some quick background on me - I spent the first 20+ years of my life in the area...I went to school in Seaton and Colyton. My Family originate from the Axe Valley - Seaton and Axmouth - and have been here for several generations.*

*I bought the property 13 years ago - it's a holiday cottage on the outskirts of Colyton on the road to Whitford - one of 4 properties on site where 2 properties have a holiday let restriction and 2 are fully residential.*

*I now wish to return to the area and live there permanently when I retire next year. I am seeking your support tonight to make this minor change and remove this restriction. You will see from a review of my case that all my fellow neighbours and homeowners on the site are all supportive as are other local residents.*

*There is no new development here - the property already exists. I am just looking for permanent residential use. The planning officer previously turned this down in November but did so on the grounds of access / sustainability and the need for a car. There a couple of pertinent points here....firstly, there is a regular / hourly bus service that runs immediately outside the property...using this will help maintain this local service for others...I now understand the planning officer was unaware of this bus service (and the other one that runs from Colyton to Taunton) when he opined previously.*

*Secondly, Sceat Cottage is less than 1 km away from Colyton and is easily accessible by bicycle or walking. This is a safe road - there have been no recorded accidents on this road involving pedestrians or cyclists (as confirmed by the Highways Agency).*

*Currently, holidaymakers using my property can have up to 2 cars and so a permanent resident's car usage would not be in any way additional. I only own one car so this should reduce the environmental impact.*

*Precedent EDDC cases eg Farway; from around around east Devon have been allowed in the same circumstances but in more extreme and distant locations- I therefore seek your support this evening*

*I really just want the opportunity to live in Colyton and make a positive contribution to the local community. I hope that having a permanent resident, in an existing property, supporting the local economy would be the type of application that the parish council could support without any controversy.*

*Thank your time this evening.*

**P21/11/58 a) Planning Applications to be considered**

**21/2941/TRE Bears Patch Fair View Lane Colyford** – Mrs Larner - T1 Macro Carpa fell because of excessive shading and shedding of branches. Also shallow rooted and very close to property. T2 Lawson Cypress fell because of overhanging shedding branches, close proximity to property and excessive shading. T3 Sycamore fell because of excessive shading, close proximity to property and fungal growth at the base which tree surgeon advised is cause for concern. *Comments due by 4<sup>th</sup> December.* Cllr Gardiner proposed this application be supported, this was seconded by Cllr A Mills and agreed by all.

**21/2746/FUL 17 Hillside Colyton** – Mr Jeeves - Construction of rear decking and garden office. *Comments due by 1<sup>st</sup> December.* Cllr Denny stated that this is a retrospective application, the unit is already build and although it is beautifully finished, it is extremely large, due to the elevation of the garden and the fact that it is placed on decking it is quite unneighbourly, it is outside planning rules and would set a precedent for others to build something similar. If this application had come in before the unit was built then it would not have been supported. Cllr Turner also raised concerns as the applicant claims that this unit would enable him and two others to work there instead of commuting into Exeter, it is not clear if this means more cars will be parking there, which is an area with very poor parking provisions. Based on the points above, Cllr A Mills proposed that we should not support this application, this was seconded by Cllr Gardiner and agreed by all.

**21/2781/FUL Sceat Cottage Colyton – Mr Brazendale** - Change of use from holiday cottage to unrestricted residential dwelling (Use Class C3) *Comments due by 10<sup>th</sup> December.* This application came in to the Council last November as a Variation of Use application. It was not supported back then, Cllr Turner stated that we have no grounds to change our minds and proposed that it not be supported again, this was seconded by Cllr K Mills and agreed by all.

**b) Planning Decisions from EDDC:**

**21/2486/FUL 1 River View Drive Colyton** – Mr Burgess - Part single storey part two storey side extension and single storey rear extension to replace existing conservatory. Approved with Conditions.

**21/2568/TCA 2 Richmond Terrace King Street Colyton** – Mr Langston - Ficus Carcia (Fig) Reduction of height of tree from 5 metres to 3.5 metres. The tree is starting to touch telephone cables and is swamping a beautiful crab apple tree behind it. Maximum diameter cuts of 100mm. Approved.

**c) Planning Correspondence**

Appeal Decision 21/0795/FUL 8 Hillside, Colyton, dated 12 March 2021, refused by notice dated 6<sup>th</sup> July 2021. Appeal has been dismissed.

**P21/11/59 Highways: Change of Date and times** Ref: TTRO2143237 TEMPORARY PROHIBITION OF THROUGH TRAFFIC & PARKING on Coly Road from Wednesday 1<sup>st</sup> December to Thursday 2<sup>nd</sup> December between the hours of 19:00 and 07:00.

**P21/11/60 Items brought to the Chairs attention after the agenda published**

**P21/11/61 Dates of next meetings**

**Full CPC Meeting – Monday 13<sup>th</sup> December 2021**

**Full CPC Meeting – Monday 10<sup>th</sup> January 2022.**

**Meeting closed 20:06.**