

MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 26th SEPTEMBER 2016 AT 7pm IN THE MORTIMER ROOM, FEOFFES TOWN HALL COLYTON

Present: Cllrs K Clifford, C Collier, B Collier, S Real, J Hay, A Parr, R Turner, P Gibbins, H Evans, C Pady, A Jarman, P Dean, Dist Cllr G Godbeer & E Berry (clerk)

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

P16/09/30 To receive and approve apologies for absence - Cllr G Stephens

P16/09/31 Minutes of the Planning Committee meeting on 22nd August 2016 (Appendix K) were approved and signed as being a true record of that meeting.

P16/09/32 Matters arising from the minutes - none

P16/09/33 Democratic Period – opportunity for public questions & comments
(Total time 15minutes, each individual 3 minutes).

P16/09/34 a) Planning Applications to be considered

**16/2081/VAR Megs Roost, Higher Watchcombe Farm,
16/2080/VAR Orchard Cottage & Garden Cottage , Higher Watchcombe Farm
16/2079/VAR The Barn & The Granary, Higher Watchcombe Farm**
Removal of holiday occupancy conditions to allow unrestricted residential occupation.

Applicant - Mr & Mrs Galloway .

Cllr Gibbins proposed that the application is NOT SUPPORTED, for the reasons below, seconded by Cllr Real and agreed by all.

Cllr Gibbins proposed the application is NOT SUPPORTED as it would set a precedent and the proposed residential development, due to its countryside location is outside of any area allocated for housing in the East Devon Local Plan or any relevant Neighbourhood Plan, is contrary to the provisions of Policies S7 (Development in the Countryside) of the East Devon Local Plan and due to its isolated location, would provide limited access to facilities and services to support residential development and limited access to public transport which would enable sustainable travel to such facilities and services further afield such that residents would rely heavily upon the use of private motor vehicles to meet the needs of everyday life, which fails to accord with Policy D8 (Re-use of Rural Buildings Outside of Settlements) and Policy TC2 (Accessibility of New Development) of the East Devon Local Plan or the definition of sustainable development set out in the National Planning Policy Framework.

Colyton Parish Council are also concerned about the negative economic impact on the surrounding rural area which would be caused by the loss of five units of holiday accommodation or that the adverse impacts of the proposed residential use of the five buildings in terms of its unsustainable location would be outweighed, and in the absence of evidence that the immediate setting of the building would be enhanced through residential use, it is considered that the proposal fails to meet the criteria of Policy D8 (Re-use of Rural Buildings Outside of Settlements) relating to residential proposals and is contrary to the guidance in the National Planning Policy Framework, in particular the criteria set out in paragraphs 28 and 55, and that it conflicts with Policies S7 (Development in the Countryside) and TC2 (Accessibility of New Development) and Strategy 33 (Promotion of Tourism in East Devon) of the East Devon Local Plan

16/2172/TCA Trebursey Farm, Swan Hill Road, Colyford – Mr Organ

Removal of most southerly willow stem, crown lift and prune back the remaining willow to provide clearance to the barn. Crown lift and prune back the field maple to provide clearance and symmetry. Remove small tree growth around the barn.

Cllr Gibbins proposed that the application be SUPPORTED, Seconded by Cllr Clifford and agreed by all.

b) Planning Decisions from EDDC:

16/1052/V106 Land at Yaffles – RS Homes (Devon)

Variation of requirement for affordable housing in Section 106 agreement pursuant to application 13/1410/MOUT – **REFUSED**

16/1868/TCA – 1 Kingsholme, Colyford. – Mr Williams.

T1, Holly: Fell. T2, Bay: Remove dominant stem. T3, Holly: Reduce back to healthy growth points. **APPROVED**

c) Planning correspondence

- i) Copy of a letter to Tim Spurway from local landowner re land for affordable housing in Colyton. This was read out and Cllr Real proposed that a reply be sent to Tim Spurway pointing out that the affordable housing needs for Colyton have been met and that Seaway Head was developed as an 'exceptional site'. Colyton has an allocation of potential housing sites that meets the East Devon New Local Plan requirements. The site in question is outside the BUAB for Colyton and above the 200ft contour line and would not be supported by CPC for mixed residential development should an application be made.
- ii) Email from Planning re lack of decision notices – they have been having software issues where the indexing has not been happening automatically. Hopefully it will be resolved.

6 Neighbourhood Plan – update – Colin Chesterton to come up with a date for the next meeting.

7 Items brought to the Chairs attention after the agenda published

- a) Cllr Pady reported that all landowners had been contacted re the flood alleviation scheme
- b) The rubbish bin on Coly Road needs replacing – the clerk will investigate a replacement. The feeling was that a dog bin would be more useful – this would be subject to budget discussions.
- c) The hedge from Stafford Cross has been entered into the Hedge competition – photos and form submitted by Cllr Pady.
- d) The Parish Picnic is this Friday (30th) from 2pm – 5pm, the schools are involved, along with AVCS who will be running quizzes and events at the Community Woodland. There is also a competition running, to celebrate the Queen's birthday, which will be judged on the day. Everyone is encouraged to attend.
- e) The Christmas lights will be strung on Sunday 4th December, notices will be going out.

Dates of next meetings

Council Meeting – Monday 10th October – Colyford Memorial Hall

Finance & Planning – Monday 24th October

The meeting closed at 8pm.