

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 27th FEBRUARY 2017 AT 7pm IN THE MORTIMER ROOM, FEOFFES TOWN HALL COLYTON**

**Present:** Cllrs A Parr, C Collier, C Pady, S Real, P Dean, H Evans R Turner, P Gibbins, J Hay, Cty Cllr G Godbeer, 6 members of the public (for part of the meeting) and Liz Berry (Clerk).

In the absence of Cllr R Collier, Cllr S real took the Chair.

**P17/02/58 To receive and approve apologies for absence :** Cllrs R Collier (convalescing), G Stephens (unwell) and A Jarman (work commitments)

**P17/02/59 Minutes of the Planning Committee meeting on 23<sup>rd</sup> January 2017 (Appendix W) were approved and signed as being a true record of that meeting.**

**P17/02/60 Matters arising from the minutes - none**

**P17/02/61 Democratic Period** – opportunity for public questions & comments

(Total time 15minutes, each individual 3 minutes)

A resident of Lower Church Street explained their concerns which had prompted their letter to EDDC re the development of the Church Hall and wanted to bring up another two issues, one was the lack of access for emergency vehicles during the works, and secondly the loss of the disabled toilet for the church once the toilet block is demolished.

This was reiterated by other residents at the meeting and the question was asked if the Church could accept deliveries to the site down their main entrance?

A representative from the architects assured those present that they and the contractors would work in cooperation with local residents to minimise, as much as possible, any disruption whilst the works are ongoing should planning permission be granted.

A Colyton resident commented on the item under Planning correspondence. After the meeting on the 20<sup>th</sup> at Knowle where amendments had been made to the draft village proposal he was still confused and sought clarification from the District Councillor as to what had been decided. Cllr Godbeer stated that he and Cllr H Parr had argued long and hard against the inclusion of the CeramTech buildings being included in the BUAB, arguing for at least some percentage of employment retention for the site as inclusion of it in the BUAB could lead to unlimited predation by developers,

The resident asked if the EDDC were the lead agency and where this left the Neighbourhood Planning consultation? Cllr Godbeer reiterated that this was not the case and Neighbourhood Plans would still carry a lot of weight.

**P17/02/62 a) Planning Applications to be considered**

**17/0218/FUL Ashdown Caravan Park, Colyton Hill – Mrs Arbourne -**

Proposed reception, shop and office buildings & extension to showers and toilet block.

Cllr P Gibbins & Cllr J Hay declared a personal interest as the applicant is a relative.

**SUPPORTED** proposed by Cllr Turner, seconded by Cllr Clifford and agreed by all.

**17/0315/FUL Soanes Cycles, Queen St – Mr Soanes**

Retention of bicycle inner tube vending machine

**SUPPORTED** – proposed by Cllr C Collier, seconded by Cllr Clifford and agreed by all.

**17/0349/LBC & 17/0352/FUL St Andrews Church Hall, Lower Church St – Blackmoor Bonds PLC**

Conversion of church hall to 3 dwellings, creation of dormer windows, bin storage area and removal of steps to hall entrance.

Consultee's letter received and read out.

**SUPPORTED** but **CPC highlights the lack of parking provision for these new dwellings and supports the resident of Lower Church Street in their concerns for disruption during the building works.**

**Seconded by Cllr C Collier and agreed by all.**

**17/0310/FUL 9 Western Place, Colyton – Mr Dean & Ms Holley**

Construction of single storey front extension.

**SUPPORTED – proposed by Cllr K Clifford, seconded by Cllr R Turner and agreed by all.**

**17/0390/COU 6A Colyton Business Park, Wheelers Yard – Mr Sadler**

Change of use from B1 to B2 for the principal purpose of a microbrewery, with supporting tap room (A4) & shop(A1)

One consultee comment (objection) received and read out.

**SUPPORTED – proposed by Cllr Gibbins, seconded by Cllr Clifford and agreed by all.**

**Comments after site visit.**

**17/0059/FUL 10 Hillside, Colyton – Supported.**

**17/00197/FUL 6 The Elms, Colyford – Supported** but recommended that no trees be removed from the rear boundary in order to maintain the screening between 6 & 7.

**b) Planning Decisions from EDDC:**

**c) Planning correspondence**

**a) Proposed Submission draft of the East Devon Village Plan – BUAB for Colyton revised.**

After some discussion Cllr Parr proposed that an email is sent to EDDC Planning saying that Colyton Parish Council questions the judgement of the Planning department in drafting these changes without having consulted either the elected representatives to EDDC or the Parish Council. The CPC objects to the alterations of the BUAB to include the CeramTech site buildings because the Parish Council wishes to canvas the views of the residents in the Neighbourhood Plan consultation exercise.

The adopted Local Plan states that EDDC has got its land supply and the Parish Council has always seen this site as an opportunity for industrial employment, perhaps on a small scale, such as the current thriving Colyton Business Park.

Seconded by Cllr Clifford and agreed by all.

**P17/02/63 Items brought to the Chairs attention after the agenda published – none**

**P17/02/64 Dates of next meetings**

Council Meeting – Monday 13<sup>th</sup> March - Colyford

Finance & Planning– Monday 27<sup>th</sup> March

Annual Parish Meeting – Wednesday April 26<sup>th</sup>

The meeting closed at 8.12pm.