

DRAFT

Minutes of the **PLANNING COMMITTEE** of Buckland Monachorum Parish Council held at
MILTON COMBE VILLAGE HALL on WEDNESDAY the 11th May 2016 at 7.30pm

Present: Cllrs Fowler, Challiss, Cheadle, Larkin, Butland, Britton, Bolitho, Wood, Woollacott

In Attendance: Nigel Passmore (Developer)
18 members of the public
Mrs K Johns (Parish Clerk)

205/16 **APOLOGIES FOR ABSENCE** None

206/16 **DECLARATION OF INTERESTS** Cllr Challiss declared a non-pecuniary interest in the Yelverton Business Park redevelopment item.

207/16 **ITEMS OF GENERAL CORRESPONDENCE AND PLANNING MATTERS**

a) Brief given by Nigel Passmore (Developer) on proposed redevelopment of Yelverton Business Park:

Cllr Fowler welcomed the local residents and the developer Nigel Passmore (NP). He explained that NP was there solely to give a brief on the proposed plans for the expansion of the Business Park and that there would be no comment made on them at this stage by the Parish Council.

NP started by saying that a previous application had been made in 2010 to expand the business park. This was withdrawn. The previous application was for a larger development. The new proposed application is for 2043 sq.m of business units on 2.8 acres. The field is 6 acres in total size. There are 7 buildings proposed with car parking and an access road. The developer has consulted on the application with Tamar AONB, considered the Neighbourhood Plan and have employed a specialist landscape consultant. NP showed a number of story boards, illustrating the development which will include 2-3m bunding via a Devon type hedge, with significant landscape planting to visually and acoustically protect local housing. They have also worked using the DNP material guides to ensure the external characteristics of the units blend with the local landscape.

2 local businesses have already signed up to the scheme, as well as another one showing interest. He said that this shows that there is a local need for the units. They will provide local employment, help to build the community and reduce travel to work.

They have already completed a planning pre-application with WDBC. Once the road and drainage details have been finalised the developer hopes to submit the planning application to WDBC at the beginning of June 2016. NP said that he would be more than happy to deal with questions from residents privately and that people already have his contact details.

Cllrs Woollacott and Butland queried why there were no questions allowed following the presentation. Cllr Fowler reminded Cllrs that it would be inappropriate to comment at this stage and that Council had agreed at the previous meeting that would be the approach Council would take, until such time a formal planning application was made. Finally, he thanked NP for his presentation.

- b)** An amended planning application: (DNP 0163/16) for 2 extensions to 2 Binkham Hill, Yelverton has been received only yesterday, requiring a response from the PC by 17th May. It was agreed that a quorum of the Council would attend a site meeting on 16th May to enable a response to DNP. Cllr Challiss raised the issue of the short timescale allowed and it was **AGREED** that the Clerk would email DNP to find out why so little time had been allowed for a response.

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208/16 PLANNING APPLICATIONS

BMPC Comment

WDBC 0925/16/VAR	Application for removal or variation of condition No.2 (Plans) following grant of planning permission 2979/15/HHO to allow for a minor material amendment at Road from South Lodge to Rock, Milton Combe, Devon, PL20 6HN.	Neutral View
WDBC 0508/16/VAR	Erection of new private family dwelling set in the grounds of West Harrow House, Road from The Crescent to Woodend, Crapstone, Devon, PL20 7PW (Resubmission of application 00899/2015).	Object*
DNPA 0216/16	Change of use from Nursing Home to residential and conversion into two houses and five flats at Yelverton Nursing and Residential Home at 2 Greenbank Terrace, Yelverton.	Support

*4 members of the public attended the meeting and voiced an objection to the proposed development due to its size and height. Cllr Cheadle informed members that the application did not meet para. 45 of the National Planning Policy Framework.

209/16 PLANNING DECISIONS

WDBC 0835/14	Approval of details reserved by conditions 2, 3, 7, 10, 12 and 13 attached to planning permission 00046/2013 for erection of stabling, office, workshop, stores, indoor school, round pen, sand school, haystore, hardstandings, parking, creation of vehicular access and associated landscaping for use as Dartmoor Pony Rescue and Rehabilitation Centre at Higher Hellingtown, Yeoland Lane, Yelverton, Devon, PL20 6BX.	Discharge of Condition Approved	-
WDBC 0420/16/HHO	Householder application for first floor extension at Huckleberry, Yeoland Down, Yelverton, Devon, PL20 6BY.	Conditional Approval	Neutral View
WDBC 0439/16/ARC	Application for approval of details reserved by condition no.5 (Landscaping Scheme) of planning consent (01023/2015) at Hams and Water Farm, Milton Combe, Devon, PL20 6HP.	Discharge of Condition Approved	Neutral View
WDBC 0785/16/FUL	Application for alteration to existing boundary fence with a new path. Installation of entrance canopy to provide new access to the building and a new deck and canopy for the foundation stage classroom at St Andrews Church of England Primary School, The Village, Buckland Monachorum, Yelverton, PL20 7NA.	Conditional Approval	Object
WDBC 0337/16/TPO	Tree application for routine pollarding to two ash trees at The Coach House, Axtown Lane, Yelverton, Devon PL20 6BU.	Conditional Consent	Neutral View

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210/16 FUTURE MEETING DATES

Thurs 18th May: **Public consultation meeting** on proposed future of Crapstone Field at 7.00pm at Buckland Monachorum Village Hall

Tues 24th May: Planning Committee Meeting at 7.00pm at Clearbrook Village Hall, followed by the Annual Meeting of the Parish Council at 7.30pm

The meeting closed at 7.22pm.