

Minutes of the **PLANNING COMMITTEE** of Buckland Monachorum Parish Council held at **Buckland Monachorum Village Hall** on **Tuesday 22nd June 2021** at **7:30pm**

Present: Cllrs R Cheadle (Chair), M Fowler, S Woollacott, V Bolitho, A West, A Cunningham, G Baird, and M Sheridan

In attendance: K Griffiths (Parish Clerk) and 6 members of the public.

163/21 **APOLOGIES FOR ABSENCE**

Received from Cllr Challis

164/21 **DECLARATION OF INTERESTS**

None

165/21 **ITEMS OF GENERAL CORRESPONDENCE AND PLANNING MATTERS,**

No matters to discuss.

166/21 **PLANNING APPLICATIONS:**

Application Number	Details	BMPC Comment
DNPA 0266/21	Development of 41 houses (21 open market, 10 affordable home ownership and 10 intermediate), associated access, parking and creation of open space at land at Binkham Hill, Yelverton	Object * – see details below.
DNPA 0069/21	Erection of replacement dwelling house in place of Conditional Grant 0063/20, incorporating reinstated access track subject of Conditional Grant 0528/17 at Higher Lake Farm, Dousland	Object ** - see details below.
WDBC 1168/21/HH Q	Householder application for summer house to rear garden at 8 Morley Drive, Crapstone, PL20 7UY	Neutral View
DNPA 0050/21	Conversion of barn to create venue providing café, cycle hire, bike workshops and area for courses at Tyrwhitt's Wharf, Yelverton (Amended Application)	Original comments stand.
WDBC 1122/21/TC A	T1: Cypress - Fell; T2: Cypress - Fell; T3: Cypress - Fell; T4: Holly - Fell; T5: Cypress - Fell; T6: Cypress - Fell; T7: Cypress - Fell; T8: Cypress – Fell at 16 Reading Corner Cottage The Village Buckland Monachorum PL20 7NA	Neutral view

DNPA 0266/21*

A member of the public spoke against the application.

Cllr Cheadle gave a brief summary of the application and proposed the following be submitted as comments to the planning officer.

“ Advice from DNPA during the production of our Neighbourhood Plan and re-laid to the applicant was that further development within Yelverton would only be considered if accompanied by a validated Affordable Housing Needs Assessment (AHNA).

This application not only concedes that it contradicts DNPA policy on development, but has not been accompanied by an AHNA endorsed by the Authority. The Parish Council therefore cannot support the application and therefore at this stage, OBJECTS.

It is recognised that the site is one identified in both the NP and the emerging DNPA Local Plan. Were DNPA to approve the application, having satisfied themselves that it delivers the required Affordable Housing to meet Yelverton’s needs.

The Parish Council request that the Authority engages when drawing up the appropriate s106 agreement to ensure that the needs of the Parish are supported through the Parish Council.”

It was agreed by the council to submit these comments to the planning authority.

DNPA 0069/21**

Cllr Cheadle gave a brief summary and proposed that the following be submitted to the planning authority.

This was agreed by the council.

“ In case the history of this site is not well known by current planning officers, there was originally a barn on the Unknown to anyone, the applicant constructed a dwelling inside the barn. Four years later, the applicant applied for certificate of occupancy, which DNPA granted.

The next application was to replace the barn with a “barn-like” house (again granted) on the basis that it had already been accepted as a dwelling. This application is to change the approved “barn” design for a traditional house with separate access. In essence, to build a house in the open countryside.

The Parish Council has consistently opposed these applications and does so now as the building of a conventional house in the open countryside by a process which initially completely bypassed planning law cannot be condoned and conflicts with the policy.”

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PLANNING DECISIONS:

P.A No.	Details	BMPC Comment	Planning Auth. Comment
WDBC 1295/21	Householder application for remodelling of existing bungalow including rear extension and garage at 7 Moorland Court, Yelverton PL20 6BL	Neutral View	Conditional Approval
DNPA 0161/21	Erection of first floor rear extensions with balcony over and French door with Juliet balcony at The Old Exchange, Yelverton	Neutral View	Grant Conditionally
DNPA 0121/21	Construction of an open market dwelling at Midway, Yelverton by Kivells Ltd	Object	Refused

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Dates of future meetings:

14th July 21	Planning meeting
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Meeting ended at 20.20pm