

# DRAFT

Minutes of the **PLANNING COMMITTEE** of Buckland Monachorum Parish Council held at **YELVERTON WAR MEMORIAL HALL** on **WEDNESDAY** the **25<sup>th</sup> OCTOBER 2016** at **7.00pm**

**Present:** Cllrs Cheadle (RC), Challiss (SC), Bolitho (VB), Butland (DB), Fowler (MF), Larkin (LL), Wood (LW) and Woollacott (SW)

**In Attendance:** Kelly Johns (Parish Clerk)  
Messrs Farnham (Builders)  
2 Members of the public (neighbours to Bay Tree House, The Crescent, Crapstone)  
Mark Scoot (Planning Consultant)

Cllr Cheadle invited Messrs Farnham to speak on behalf of the Bay Tree House, Planning Application no. 2173/16/FUL. The application is for the erection of a two storey dwelling house in the garden of Bay Tree House. They stated that the residents have lived in the property for some time, but are now looking to downsize. There have been 5 similar properties built over recent years in the vicinity of Bay Tree House. They are aware that one of the concerns is that the new dwelling will cause overdevelopment of the site. The 5 other houses recently built, take up between 21 and 26 % of the size of the individual plots. The proposed dwelling at Bay Tree House will only take up 21% of the plot, therefore will not be an overdevelopment. They went onto say that the design is in keeping with the local area and both properties will have individual parking and amenity space.

Messrs Farnham also brought to the attention of the Parish Council that the Planning Officer's report had not picked up any major objections to the application and believed that it would be received favourably. They finished by stating that the closest neighbours would be screened from the development because there is an existing tall hedge which will preclude any significant overlooking. They pointed out that there will be a modest reduction in morning sunlight to the neighbouring property, but not enough to warrant refusal of the application. Finally, it was stated that they did not believe that the application contravened WDBC policies H28 and 39.

The resident of the neighbouring property responded by pointing out the planning application was incorrect with regard to the lack of requirement for pedestrian access to the property and believed that any pedestrian access would be dangerous due to the road layout. They went onto state that there is no approval by the Highways Department on WDBC's website. The development will contravene WDBC's policy H28, which requires any development to be proportionate. They stated that the new dwelling would not be in proportion with other buildings in the vicinity. Finally, the planning application states that Lindisfarne is the nearest property, but in actual fact, it is The Coach House and that the development will be overbearing in nature and height to this property.

Cllr Cheadle thanked the two parties and reminded Members of the requirements of WDBC planning policies H28 and H39 prior to making their decision.

Cllr Cheadle then welcomed Mark Scoot (MS) a Planning Consultant who has been engaged in the drawing up of plans for residential properties on the old golf driving range in Crapstone. Mr Scoot outlined that whilst he was making a presentation of the proposed development, a planning application has not yet been put forward.

The land has been approved as part of WDBC's 2016 SHLAA process as a possible site for development. At the Parish Council's Neighbourhood Plan open day earlier this year, he reminded Councillors that the site had received the highest level of support from local residents for development. The current draft plan includes 20-25 smaller units (approx. 30% will be affordable housing). He also stated that there may be an opportunity under a section 106 agreement to put forward some funding for a Community Hall.

VB & LL stated their concerns about the development causing more flooding further down the valley in Milton Combe. MS assured members that all water must be contained on site as part of current planning law. RC reminded members that 3 sites were identified as being suitable for development in the Parish as part of the SHLAA process and that the Crapstone site was least favoured due to the lack of local facilities. RC also queried whether the application would be considered as a 'Major Development' as it will be much harder to get any application approved if it is.

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Cllrs reminded MS that the local housing need was for housing for young families and the elderly.

Finally, RC said that WDBC are currently revalidating their housing needs figures and that the PC should wait their decision to see whether the old golf driving range will be required for housing. They finished by thanking Mr Scoot for their presentation.

**317/16** **APOLOGIES FOR ABSENCE** Cllr Britton

**318/16** **DECLARATION OF INTERESTS** Cllr Butland declared a non-pecuniary interest in planning application no: 2173/16 – Bay Tree House, The Crescent, Crapstone and sat out the discussion on the application.

**319/16** **ITEMS OF GENERAL CORRESPONDENCE AND PLANNING MATTERS**

a) **PLANNING APPLICATIONS**

| <b>P.A No.</b>   | <b>Details</b>   | <b>BMPC Comment</b> |
|------------------|--|---------------------|
| WDBC 2173/16FUL  | Proposed two storey detached dwelling, demolition of existing garage alterations to existing utility and garden room, new detached double garage and reinstatement of original vehicle entrance at Bay Tree House Crescent, Crapstone, PL20 7PS by Dr & Mrs Watkins. | OBJECT*             |
| WDBC 2900/16/TPO | T1: Oak - Crown lift by 3-4 metres at Stoney Lea, Road from Kestrel to Knighton, Buckland Monachorum, Devon, PL20 7LQ  | NEUTRAL VIEW        |

\*Cllrs voted unanimously to OBJECT to the application as the development was not deemed to be proportionate.

b) **PLANNING DECISIONS**

| <b>P.A. No.</b> | <b>Details</b>   | <b>Planning Decision</b> | <b>BMPC Comment</b> |
|-----------------|--|--------------------------|---------------------|
| DNPA 0445/16    | Erection of 2 dwellings at 30 Grange Road, Yelverton by Mr Russell   | Refusal                  | Object              |
| DNPA 0362/16    | Demolition of rear single storey extensions and separate laundry/ storage building. Change of use from Nursing Home to residential and conversion into three houses with new single storey pitched roof extensions, including the provision of new front and rear gardens at The Yelverton Nursing Home, 2-4 Greenbank Terrace, Yelverton. | Grant Conditionally      | Neutral View        |

**320/16** **FUTURE MEETING DATES**

- Weds 9<sup>th</sup> Nov: Planning Committee meeting at 7.30pm at Clearbrook Village Hall
- Tues 22<sup>nd</sup> Nov: Planning Committee meeting at 7.00pm at Clearbrook Village Hall followed by Full Council at 7.30pm
- Weds 13<sup>th</sup> Dec: Planning Committee meeting at 7.00pm at Clearbrook Village Hall followed by Full Council at 7.30pm

Meeting Finished at 8.20pm