

## Minutes of Planning Committee Meeting held on Wednesday 24<sup>th</sup> April at 5 p.m. in the Village Hall

Present: Cllrs Frost, Garland (Chairman), Mason, Ostler, Pratt, 8 members of the public.

The Committee heard from members of the audience re: item 4a:

Iris Selby, Brookfield: winter flooding, moved there for AONB, nice views. Lives 12' from the site. Objects to spoiled view and noise etc. Other applications have been turned down in the past.

Anne Roberts, Fernleigh. Brookfield is 12' from hedge. Winter floods – garden can be underwater for months. Herons Brook has flooded – said it is in flood zone 3. Road is very narrow. Access is bad.

Barbara James, Hillside. Bungalows down hill flood in gardens.

Janet Cox - friend of site neighbour. Asked about flood mitigation in Venlake - will be done soon. Added run-off from new buildings would be of concern.

Mrs Rickard, Heron's Brook. Garden often underwater in winter, and adjoining fields.

Sue Daley Woodhouse Cottage – access onto single track road – how will this be managed?

Mrs Bowyer, Bramleys spoke about item 4c. Worried it was an indirect route to getting permission for a microbrewery next to house. Busy road on bend – extra traffic danger.

1. **Apologies** for absence – Cllr Turner, who has another appointment.
2. **Minutes** of the last Planning Committee meeting on 20<sup>th</sup> May were approved (proposed Cllr Ostler, seconded Cllr Mason).

**Matters arising:** none.

3. **Declarations of interest:** none. Cllr Turner has a DPI in both items 4a and 4b but was not present at the meeting.

4. The Planning Committee considered the following planning applications:

- a. **15/0803/MOUT Land West Of Herons Brook Venlake** Outline application with all matters reserved for the construction of 10 no. dwellings (8 affordable), community allotment and orchard and provision of new access.

This application was discussed at length, taking public objections into consideration. A copy of the EA flood zone map was consulted, which did not show any of the houses mentioned in the public forum as being at risk.

Cllr Pratt: although outline, affordable housing must only be made available for local people, in perpetuity. This must be made clear to EDDC.

Cllr Frost: if not enough demand for all houses, could go to outsiders. So development may need to be phased. This is the least worst site identified so far.

Cllr Ostler: this is an outline application with all matters reserved (albeit detailed) and Council can only give opinion on what's before it, not what might be submitted eventually.

Cllr Mason: well-intentioned, but concern over who might be allocated housing, given past problems with Devon Home Choice. Council must take into account local opinion on flooding. 15/0851/MOUT affordable houses turned down by Council:

how is this different? For Uplyme, not Lyme Regis.

Cllr Garland: no sites identified inside BUAB. This only qualifies as an exception site. Rural Housing Enabler's comments were read out. BUAB may be realigned in Neighbourhood Plan.

It was resolved (on the Chairman's casting vote) to respond as follows:

"The Parish Council Planning Committee does not object to the outline application. It has, however, grave concerns over future allocation of housing to local people, notes that local knowledge confirms flooding in the lower part of the site despite it not being in a recognised flood zone, and has concerns about access, which will presumably be addressed by DCC Highways" (proposed Cllr Frost, seconded Cllr Ostler).

- b. **15/1290/FUL Carnbrae Woodhouse Hill** Proposed conservatory. It was resolved unanimously to respond as follows:  
"The Parish Council Planning Committee does not object to the application" (proposed Cllr Frost, seconded Cllr Mason).
- c. **15/1090/FUL Yawl House Lyme Road** Demolition of existing building and erection of new building for use as a water bottling plant and storage. It was resolved unanimously to respond as follows:  
"The Parish Council Planning Committee does not object to the application, subject to a condition that it is only used for the existing business of bottling spring water and no other purpose. Also, any landscaping necessary to screen should be imposed" (proposed Cllr Frost, seconded Cllr Pratt).
- d. **15/1262/FUL 30 Whalley Lane** Proposed two storey hipped roof extension to the rear of the property. It was resolved unanimously to respond as follows:  
"The Parish Council Planning Committee does not object to the application" (proposed Cllr Ostler, seconded Cllr Pratt).
- e. **15/1282/FUL Mulberry House Harcombe Road** Erect a detached triple garage to the front of the property. It was resolved unanimously to respond as follows:  
"The Parish Council Planning Committee does not object to an application for a garage *per se*, but objects to the site in front of the building line and the provision of dormer windows. If granted, a condition that the building must always be ancillary to the main house should be imposed" (proposed Cllr Mason, seconded Cllr Pratt).
- f. **15/1255/TRE Woodcote Charmouth Road** T1 Oak & T3 Oak: Fell. It was resolved unanimously to respond as follows:  
"The Parish Council Planning Committee is not happy about the unjustified felling of oak trees, and would like David Colman to advise on whether the felling is actually necessary" (proposed Cllr Ostler, seconded Cllr Frost).

g. **15/1305/FUL Greenways Gore Lane** Construction of first floor extension above existing ground floor and addition of additional two storey rear extension. It was resolved unanimously to respond as follows:

“The Parish Council Planning Committee does not object to the application”  
(proposed Cllr Pratt, seconded Cllr Frost).

h. **15/1527/FUL Ravenhill Woodhouse Fields** Construction of two storey extension including engineering and retaining works (amendments to planning approval 14/2737/FUL). It was resolved unanimously to respond as follows:

“The Parish Council Planning Committee does not object to the application”  
(proposed Cllr Mason, seconded Cllr Ostler).

There being no other business, the meeting closed at 6.52p.m.

Signed: .....(Chairman)    Date: .....