

Minutes of Planning Committee Meeting held on Wednesday 25th February at 5 p.m. in the Village Hall Committee Room

Present: Cllrs Frost, Garland, Mason, Ostler, Turner (Chairman); two members of the public. Cllr Brown was absent.

1. **Apologies** for absence – none.

The meeting was adjourned for the open forum, to hear from the owners of 24 Barnes Meadow (item 4(a)). One neighbour has concerns over a window overlooking the garden from a bedroom; but there are other houses that already do so. Cllrs felt that overlooked gardens were a necessary consequence of living on the estate.

2. **Minutes** of the last Planning Committee meeting on 25th February were approved (proposed Cllr Garland, seconded Cllr Frost).

Matters arising: none.

3. **Declarations of interest:** Cllr Ostler declared an “other” interest in item 4(c) as a contractor working on the site, and took no part in the decision thereon.

4. The Planning Committee considered the following planning applications:

- a. **15/0519/FUL 24 Barnes Meadow** Installation of first floor window on the southern elevation. 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).
- b. **15/0544/FUL 3 Yawl Crescent** Rear dormer window to facilitate loft construction and erection of single storey side/rear extension. It was resolved unanimously to respond as follows: “The Parish Council Planning Committee does not object to the application”(proposed Cllr Ostler, seconded Cllr Garland).
- c. **15/0329/FUL Gelsmoor Yawl Hill Lane** Replacement dwelling with creation of additional access. It was resolved to respond as follows: “The Parish Council Planning Committee objects to the application on the grounds of highway safety and visibility”(proposed Cllr Garland, seconded Cllr Frost).
- d. **15/0615/TRE 11 Glebelands** T1 & T2, Lime - Crown clean to remove/reduce damaged and crossing branches. It was resolved unanimously to respond as follows: “The Parish Council Planning Committee does not object to the application”(proposed Cllr Garland, seconded Cllr Mason).
- e. **15/0614/FUL Trevarthian Rhode Lane** Construction of link extension between house and garage incorporating first floor extension and detached double garage (revised proposals to application 14/1705/FUL). It was resolved unanimously to respond as follows: “The Parish Council Planning Committee objects to the application, which does not substantially address the objections of EDDC to the previous application (14/1705/FUL)”(proposed Cllr Garland, seconded Cllr Mason).

- f. **15/0595/TRE Land Adjacent Glebelands** T1 Holm Oak. Pollard the two large limbs retaining all other growth. It was resolved unanimously to respond as follows: "The Parish Council Planning Committee objects/does not object to the application"(proposed Cllr Ostler, seconded Cllr Frost).

The following three applications were considered as one, since they all refer to the same group of trees. None of the neighbours objected to the work, which will improve safety.

- g. **15/0660/TRE Culvers Harcombe Road** T4, Beech - Crown reduction by 4m on the N W side of the canopy.T5, Ash - Crown reduction by 3 - 5m on the N W side of the canopy and reduce height by 3m. It was resolved unanimously to respond as follows: "The Parish Council Planning Committee objects/does not object to the three related applications"(proposed Cllr Garland, seconded Cllr Ostler).
- h. **15/0662/TRE Highways Harcombe Rd** T6, Beech - Reduce crown by 5m on the N W side of the canopy and reduce height by 3m. T7, Beech - Reduce crown by 3m on the N W side of the canopy and reduce height by 3m.
- i. **15/0663/TRE Fairwinds Harcombe Road** T1, Beech - Reduce crown by 1.5 - 2.0m on NW side. T3, Ash - Remove lowest branches on NW side. Reduce height by 2m.
- j. **14/2981/COU Land East Of Ware Cross** Continuation of use of land for a "park and ride" car park - extra information re car numbers. It was resolved unanimously to respond as follows: "The Parish Council Planning Committee objects to the application, and the majority of its previous comments still apply, namely 'There is no justification given for the extension now that car parking spaces in the town have been restored. The site is ~~not particularly well used and~~ open at limited and unpredictable times. The site entrance has poor visibility, and has contributed to increased runoff into the road. The facility is an unwanted visual intrusion into the landscape of the East Devon AONB, the cars being visible for miles to the west.' The Committee further adds that 'Its prominent hilltop position in the AONB is a visual intrusion that should not be allowed to become established brownfield use'." (proposed Cllr Frost, seconded Cllr Ostler).
- k. **15/0632/FUL The Spinney Rocombe** Change of use and extension of studio to form holiday unit. Item deferred until Council meeting as no papers had arrived in time.

- 5. **AOB: Enforcement:** Cllr Turner had asked the Clerk to find out about engineering works at Hartgrove Hill Farm. The enforcement officer had advised her that the landowner had been given 28 days to submit an application for the excavations behind the bank, and that he would be keeping a close watch on the site. The bank itself was a reinstatement of what had been there before.

There being no other business, the meeting closed at 5.45p.m.

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