

Minutes of Planning Committee Meeting held on Wednesday 28th October at 5 p.m. in the Village Hall Committee Room.

Present: Cllrs Frost, Garland, Mason, Ostler, Pratt, Turner (Chairman).

1. **Apologies** for absence – none.
2. **Minutes** of the last Planning Committee meeting on 30th September were approved.
Matters arising: none.
3. **Declarations of interest:** Cllr Turner declared a disclosable pecuniary interest in item 4g as the applicant, and left the room before it was tabled.
4. The Planning Committee considered the following planning applications:
 - a) **15/2264/FUL Oaklands Trinity Hill Road** Change of use of an existing dwelling to form office and holiday accommodation and creation of a dwelling.
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 always remains as ancillary to the main building(s)” (proposed Cllr Frost, seconded Cllr Garland).
 - b) **15/2285/FUL Ayot Gore Lane** Replacement dwelling.
There was discussion of the number of flat-roofed modern houses now being built in Uplyme contrary to the wishes of many residents and councillors; however, as several precedents had been set even in the middle of the village, it was felt that there were no valid grounds for objection on design grounds only.
It was resolved unanimously to respond as follows:
“The Parish Council Planning Committee does not object to the application, although it regrets the design of the building, which is out of keeping with the neighbourhood” (proposed Cllr Mason, seconded Cllr Frost).
 - c) **15/2273/FUL Redlands Lime Kiln Lane** Extension and alteration of existing garage to create 2 bed annexe and construction of new car port/gym outbuilding.
It was resolved unanimously to respond as follows:
“The Parish Council Planning Committee does not object to the application, subject to a condition that the two buildings always remain as ancillary to the main house” (proposed Cllr Frost, seconded Cllr Pratt).
 - d) **15/2315/FUL Honeysuckle Cottage Harcombe** Two storey rear extension. Mr McMurray’s objections were read out at the meeting and discussed at length.
It was resolved unanimously to respond as follows:
“The Parish Council Planning Committee does not object to the application, subject to EDDC’s agreement to suitable arrangements for sewage and surface water disposal” (proposed Cllr Frost, seconded Cllr Pratt).

- e) **15/2344/LBC Upper Cottage Rocombe** Internal alterations and installation of soil vent pipe and extraction unit on north elevation.

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).

- f) **15/2214/OUT Land South Of St Ewe Yawl Hill Lane** Outline application for the erection of a dwelling.

It was resolved unanimously to respond as follows:

“The Parish Council Planning Committee objects to the application which is overdevelopment of a wet, sloping and extremely restricted site. If the application is granted, measures would need to be taken to manage the extensive surface run-off onto the B3165. The EDDC Tree Officer should be consulted about root protection for the specimen oak if approval is given, supported by a full tree survey” (proposed Cllr Ostler, seconded Cllr Garland).

Cllr Garland took the chair.

- g) **15/1994/OUT Land West Of Herons Brook Venlake** Outline application with all matters reserved for the construction of 4no dwellings (three affordable and one open market), community orchard and provision of two rear access paths. (*Amended plans only.*)

Following discussion of the revised highway access arrangements and concerns raised by neighbours, it was resolved unanimously to respond as follows:

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

Cllr Turner rejoined the meeting and took the chair.

- 5. **AOB:** Hartgrovehill Farm advertising signs keep appearing on opposite side of road despite instructions from Brian Hoare that this must not be done. D Cllr Thomas reports that there is no time limit on defective applications but in 2 months, EDDC may take action to dismiss the protracted submission of an application for the works at Hartgrovehill Farm so that enforcement action can be taken? Sign on new garage by Nutwell must be temporary.

There being no other business, the meeting closed at 5.55 p.m.

Signed:(Chairman) Date: