

Minutes of Planning Meeting of Uplyme Parish Council

Minutes of Uplyme Parish Council Planning Committee Meeting held in the Village Hall at **6.00 pm on Wednesday, 09/08/2017.**

6.00pm Public Question Time

Public Bodies (admissions to meetings) Act 1960 s 1 extended by the LG Act 972 s 100. (Please note: in planning matters the Council acts as the consultee of the Principal Authority. The Principal Authority being the deciding body) David Sole asked if the committee were representing the parish at the Guildhall hearing regarding 6.4 - 16/2197/FUL, (Appeal 17/00036/REF).

Planning applicant Richard Jeffery declined to comment on 6.2 (17/1651/VAR) but stated his comments were available in his personal planning support statement.

Present: Cllrs Turner (Chair), Ostler (Deputy Chair), Frost, Mason, Pratt, Duffin and 2 members of the public
In attendance: The Parish Clerk, Ricky Neave Key: Hand Vote [For / Against]

17/17 **Acceptance of apologies for absence**
Resolved: None

17/18 **Dispensations**
Council is asked to discuss any written requests for dispensation the Clerk may have received from Councillors.
Resolved: None given.

17/19 **To receive declarations of interests Local Authorities**
Declarations of Interest members to declare any interest they may have in agenda items that accord with the requirements of the relevant authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012/1464) (NB this does not preclude any later declarations).
Resolved: Cllr Turner declared an interest and left the room for application 6.2 (17/1651/VAR) at 6.00 pm which was discussed first on the agenda and returned to the meeting at 6.11 pm when 6.2 had been completed, Cllr Ostler deputised as chairman for the duration.

17/20 **Exclusion of the Press and Public Standing Order #1c**
The Parish Council may exercise their right to exclude the public and press by resolution from a closed meeting due to the confidential nature to be discussed pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960.
Resolved: Not required

17/21 **To receive and sign the minutes of the planning meeting held on 12th July 2017 (Previously circulated) LGA 1972 Sch 12 para 41(1)**
Minutes of the last Planning Committee meeting held on 12th July 2017 were approved. (Proposed Cllr Pratt, Seconded Cllr Frost)

17/22 **Planning**
To formulate a response to these planning applications:

6.1 17/1639/FUL, Wellhayes, Harcombe, Change of use of 2 no. outbuildings to form 2 no. units of holiday accommodation and associated alterations.

Resolved: the Parish Council Planning Committee does not support the application, (proposed Cllr Ostler, seconded Cllr Pratt). Vote [0 / 5]

Access for traffic is dangerous. It should stay as the main curtilage of the main house. The proposed parking for the development resulting in overspill parking and access in Harcombe Road, on a bend in the road, which reduces the available road width to the detriment of road safety. The proposal by reason of its siting would lead to a fragmented form of development along the frontage of Harcombe Road out of keeping with and detrimental to the character and appearance of the area and would be harmful to the open, rural and undeveloped character of the Green Belt (National Planning Policy Framework)

Also, concerns were made of the disposal of sewerage and grey water for drainage.

6.2	17/1651/VAR, Staddles, Cathole Lane, Variation of condition 3 of consent 16/3009/FUL to allow bed and breakfast use.
<p>Resolved: the Parish Council Planning Committee does not support the application, (proposed Cllr Pratt, seconded Cllr Duffin). Vote [0 / 5]</p> <p>The committee felt strongly about the commercial side of this application where it is situated. The proposal increases the amount of vehicle use to and on the site to an unacceptable level for a small country lane and the junction at Lyme Road. The layout and siting of this application, both in itself and relation to adjoining neighbours, spaces and views, is inappropriate and unsympathetic to the appearance and character of the local environment. Insufficient space will adversely affect the amenity of nearby properties through roadside use on this narrow lane/busy junction. The siting and use of the rear bed & breakfast proposal would present an impact and intrusive element to those neighbours close and at the rear of the property.</p>	
6.3	17/1665/FUL, Hamacre, Lyme Road, Replacement dwelling and garage (amendment to application 14/2937/FUL).
<p>Resolved: the Parish Council Planning Committee support the application, (proposed Cllr Duffin, seconded Cllr Pratt). Vote [4 / 0] 1 abstained.</p> <p>The committee feel the appearance should be in keeping with the surrounding properties as it is in a prominent position within the village setting and In line with the Parish Plan Design Statement as approved by EDDC.</p>	
6.4	16/2197/FUL (Appeal 17/00036/REF), Land East Of Redlane Cross, Rocombe, Erection of temporary agricultural workers' dwelling and agricultural building and associated necessary works to establish a poultry unit (Informal Hearing at The Guildhall, Axminster 03/10/2017) .
<p>The Uplyme Planning committee will send a representative to the hearing and reiterate and strengthen the case for objection to the planning application.</p>	
17/23	<p>Notice of items to be taken into consideration at the next meeting in September.</p> <p>Councillors are asked to highlight any further items</p>
<p>Resolved: The planning committee are concerned about the Land Fill at Lyme Regis Golf Club and will monitor and keep a keen eye on future communication especially towards the residents concerned. Also, concerns about run off of liquid to the River Lym.</p> <p>Enforcement in Woodhouse Lane Hill should be highlighted as a serious concern, especially around safety and access for emergency vehicles.</p>	
17/24	<p>Date of next meeting</p> <p>The Council is asked to note that Wednesday 23rd August 2017 is the date of the next regular planning meeting. The Parish Council Planning Meeting will start at 5.00pm. All are welcome to attend. The meeting finished at 18:49</p>
<p>Signed: _____ Chairman Dated: _____</p>	