

MINUTES of the Planning Committee meeting held on Monday 13 October 2014 at 7.30 p.m. at The Old School Centre.

The Chairman welcomed everyone to the meeting.

Open Forum (for items not included on the agenda):

Nothing was raised.

PL 1-10-14 Record of members present

Cllr Glyn Richards - Chairman, Cllrs Mark Copleston, Richard Fone, Mandy Haley, Peter Kelly, Greg Wall and Donald Wiseman, three members of the public and Julia Willoughby the Clerk to the Council were present.

PL 2-10-14 Apologies for absence

Cllr John Summers will attend later.

PL 3-10-14 Declarations of a pecuniary interest (and nature) with regard to items on the agenda

Cllr Richard Fone declared an interest in application 0562/14, as it is for his home.

PL 4-10-14 Consider the granting of dispensations

No applications.

PL 5-10-14 Public participation session with respect to items on the agenda

Nothing was raised by those present.

PL 6-10-14 Confirmation of the minutes of the meeting held on 22 July and report any matters arising - for information only

The minutes were confirmed and signed.

PL 7-10-14 Decisions

0380/14 Repair and reinstatement of weir crest and addition of elver bristle boards to existing concrete wall on riverbank (west side), Crackhill, South Brent; application granted.

0430/14 Erection of side extension with porch/utility entrance, 8 Didworthy Bungalows, Didworthy, South Brent; application granted.

0445/14 Single storey extension, erection of detached garage and alteration to vehicular entrance, Shilston, Harwell Lane, South Brent; application granted.

PL 8-10-14 Applications:

0506/14 Single storey extension to front of house at Hawkhurst, Hillside, South Brent; the Parish Council has no objection/ a neutral view. (Cllr John Summers arrived.)

0523/14 Construction of metal flue above roof for wood-burning stove at 39 Clobells, South Brent; the Parish Council has no objection/ a neutral view.

0528/14 Erection of PV solar panels in paddock at Garfield House, Aish, South Brent; the Parish Council recommends refusal of this application. This proposed encroachment into the countryside would urbanise the agricultural land.

0559/14 Retrospective application for the provision of studio/shed to front of property at Stockbridge Cottage, Stockbridge Lane, South Brent; the Parish Council has no objection/ a neutral view.

0562/14 (Cllr Richard Fone left the room while this application was considered.)

Replacement sun room plus extension at 1 School Gardens, South Brent; the Parish Council has no objection/ a neutral view.

0563/14 Certificate of Lawfulness relating to breach of agricultural occupancy condition on permission 9/45/048/93/02 at Thynacombe, South Brent; the Parish Council recommends refusal of this application. The Council would support DNPA in appropriate enforcement action for this breach. (The applicants' family have been responsible for numerous breaches of the agricultural tie since 1999, and the current occupants have only been in residence since March 2011.)

23/2373/14/F Installation of ground-mounted solar arrays (total site area 94,000 m2), estimated output 5 megawatts and associated infrastructure, cable route and Distribution Network Operator substation at Land at SX769,596, Lower Blakemore Farm, Totnes; noted by the Parish Council .

PL 9-10-14 Update on application 0354/14 for 40 dwellings adjacent to Fairfield, South Brent

The Chairman advised that the Parish Council's comment on the amended application are not on the DNPA website, the clerk will follow this up. The Chairman hopes to attend and speak at the DNPA meeting on 7 November when the application will be considered.

PL 10-10-14 Amended applications

0492/14 Erection of two-storey side extension and single storey rear lean-to at 59 Brakefield, South Brent; information on an amendment has been sent on for information only.

PL 11-10-14 Correspondence (including)

- DNPA strategic housing land availability assessment (SHLAA) identified sites for consultation. At this stage owners have put forward eleven sites in the parish for consideration, any preferred sites will be subject to public consultation before being adopted by DNPA.
- Marley Head 'depot'; a planning application is expected.
- DNP pre-application planning advice charges: the following comment will be sent to DNPA - South Brent Parish Council would like to encourage DNPA to add Small/Medium Enterprises to the list of exemptions – for job creation.

PL 12-10-14 Any matters to be brought to the attention of the planning authority

Two matters were raised, the Chairman will discuss a potential breach of planning regulations with an occupier and the clerk will contact DNPA about the second issue.

PL 13-10-14 Items for the next agenda

None.

The meeting closed.