

MINUTES of the extraordinary meeting of the Parish Council called by Cllr Greg Wall to consider planning matters, held on Tuesday 22 July 2014 at 7.30 p.m. at The Old School Centre.

The Chairman welcomed everyone to the meeting and explained that the Parish Council is consulted on planning applications, the decision on the application for 'Lower Green' will be made by Dartmoor National Park Authority in early October.

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

Nothing was raised.

PL 1-7-14 Record of members present

Cllr Greg Wall - Chairman, Cllrs Mark Copleston, Richard Fone, Mandy Haley, John Rawlinson and Donna Warne, twenty five members of the public and Julia Willoughby the Clerk to the Council were present.

It was noted that this is a Parish Council meeting and the quorum is four members.

PL 2-7-14 Apologies for absence

Cllrs Peter Kelly, Jane Maunder, Cathie Pannell, Glyn Richards, John Summers and Donald Wiseman have sent apologies.

PL 3-7-14 Declarations of a pecuniary interest (and nature) with regard to items on the agenda

Cllr Donna Warne declared an interest in application 0313/14, as it is near her home.

PL 4-7-14 Consider the granting of dispensations

No applications.

PL 5-7-14 Public participation session with respect to items on the agenda

(The Council agreed this application should be considered first.)

0354/14 Residential development comprising forty dwellings including affordable housing, areas of open space and landscaping; a new access and pedestrian footway onto Exeter Road and associated infrastructure, land adjacent to Fair Field, South Brent;

The following concerns regarding the planning application for 40 dwellings were raised by members of the public:

- There is no vehicular access to the site behind Fairfield and a road through to it and pedestrian access from the Lower Green site will open up Fairfield to all, when residents of Fairfield are paying a service charge for their green space.
- Can South Brent support 40 new homes? (The Primary School has capacity.)
- Why is the whole site not being developed at once? (Trand is expected to make an application soon.)
- The sustainability of the proposed homes.
- There should be 50% affordable housing on this site (only 14 of 40 are affordable in this application), the Housing Need Survey shows a need for 50 affordable homes in South Brent.
- The pre-application public consultation was based on both exception sites being developed at once.

The following comments from the Parish Council will be forwarded to DNPA:

0354/14 Residential development comprising forty dwellings including affordable housing, areas of open space and landscaping; a new access and pedestrian footway onto Exeter Road and associated infrastructure, land adjacent to Fair Field, South Brent.

While the Parish Council does not oppose development of this site in principle, it objects to this application for the following reasons:

- The development does not provide 50% affordable housing. This is DNPA policy as set out in the Development Management and Delivery Development Plan (DNPA 2013).
- The developers' appraisal of sustainability is very disappointing; the Council notes that it is predicted that the proposed homes would (only just) achieve level 4 of the Code for Sustainable Homes (DCLG 2010) and believes homes should be constructed to a minimum of Code 5 to offset houses not being orientated to gain maximum solar energy benefit.
- This development in design terms ignores the site adjacent to Fairfield and makes no provision for vehicular access to that development. Since the planning allocation for SBR1 (in the Development Management and Delivery Development Plan) is only part met by this application, the Parish Council has a concern for public safety of residents within Fairfield who will be forced to accept construction and development traffic through their site when the remainder of the allocation is developed.
- There is a strong concern that the pedestrian access to open space within Fairfield will remove the exclusive amenity enjoyed by the residents. We also understand that this is private amenity.
- The application does not provide an appropriate management plan for the effects of construction traffic.
- We believe a full transport strategy should be provided which precludes construction traffic from going through the village.
- The public consultation responses to Cavanna's proposals for what is now known as Lower Green built on the impression conveyed at the original joint presentation *by both groups of developers* (Cavanna and Trand), that both sites would be developed at the same time. As a result many of the comments offered within the consultation document are based on misinformation.

In the event that DNPA were minded to approve;

- The Parish Council should be instrumental in formulating the S106 agreement (developer's contributions under Section 106 of the Town and Country Planning Act 1990) and consulted regarding the open space, sport and recreation provisions,
- It is essential that raised table crossing points are provided in Exeter Road,
- A statement would be needed to show how the level of affordable housing in the allocated SBR1 area can be reconciled with the needs identified in the latest Housing Need Survey (CCD 2014).

(The members of the public and Cllr Warne left the meeting.)

PL 6-7-14 Confirmation of the minutes of the meeting held on 9 June and report any matters arising - for information only

The minutes were confirmed and signed.

PL 7-7-14 Decisions

- 0199/14 Installation of solar PV panels on roof of pavilion, Palstone Park Recreation Ground, Exeter Road, South Brent; application granted.
- 0245/14 Two-storey side extension, 1 Clifton Terrace, Plymouth Road, South Brent; application granted.
- 0257/14 Extension for disabled use and provision of new external leaf for improved insulation at Greylands, South Brent; application granted.
- 0258/14 Demolition and replacement of office building with new dwelling, garage and PV array plus demolition of redundant store building at Glazebrook Farm, South Brent; application refused.
- 0277/14 Demolition of existing conservatory and construction of single storey rear extension at 5 Glazebrook Court, South Brent; application withdrawn.
- 57/3054/13/O Redevelopment of former Woodpecker Inn site to provide 20 low cost live/work units, office hub and associated parking, former Woodpecker Inn site, South Brent; an appeal has been lodged against the refusal of this application by SHDC.

PL 8-7-14 Applications:

- 0309/14 Construction of conservatory to front of house at 14 Corn Park, South Brent; the Parish Council has no objection/ a neutral view of this application.
- 0313/14 Single storey side extension at 18 Higher Green, South Brent; the Parish Council has no objection/ a neutral view of this application.
- 0322/14 Change of use of first floor from office (B1a) to residential (C3) at 15 Station Road, South Brent; the Parish Council has no objection/ a neutral view of this application.
- 0329/14 Erection of garage and construction of new vehicle access from road at 28 Higher Green, South Brent; the Parish Council objects to this application on the grounds of highway safety for access and egress (insufficient visibility splay), loss of landscaping, visual amenity - the adverse impact on the street scene and the potential impact on trees at this location.
- 0338/14 Replacement of existing refrigeration plant and AC condenser units at Co-operative Retail Services Ltd., 2 Church Street, South Brent (amended); the Parish Council objects to this application on the grounds that there is no updated information on the noise levels of the proposed Mitsubishi plant.
- 57/1698/14/F Installation and operation of two 50kW wind turbines both having a hub height of 36.4m and an overall tip height of 46m at Field at SX6936 5558, Stone Farm, Ugborough; the Parish Council has no objection/ a neutral view of this application.

PL 9-7-14 Amended applications

None.

PL 10-7-14 Report on the renewable energy workshop at SHDC

As Cllr Glyn Richards is not present this item will be deferred to the next meeting.

PL 11-7-14 Correspondence

- DNPA strategic housing land availability assessment (SHLAA) review 2014;
- DNP Affordable Housing supplementary planning document;
- News from DNP Planning Service.

It was agreed that the correspondence would be deferred to the next meeting on 18 August.

PL 12-7-14 Items for the next agenda As above. The meeting closed at 9.36 p.m.