

MINUTES of the Planning Committee meeting held on Monday 11 March 2019 at 7.30 p.m. at The Old School Centre. The Chairman of the Committee welcomed everyone to the meeting.

Open Forum Nothing was raised.

PL 1-3-19 Record of members present

Cllr Glyn Richards - Chairman, Cllrs Paul Astal-Stain, Paul Fennessy, Sue Gaskin, Peter Kelly, Ian O'Connor, Greg Wall, eighteen members of the public and Julia Willoughby the Clerk to the Council were present.

PL 2-3-19 Apologies for absence

None.

PL 3-3-19 Declarations of interest (and nature) with regard to items on the agenda

Both Cllr Sue Gaskin and the clerk declared a prejudicial interest in application 0075/19 and will leave the room while this is considered.

PL 4-3-19 Consider the granting of dispensations

No applications.

PL 5-3-19 Public participation session with respect to items on the agenda

None.

PL 6-3-19 Confirmation of the minutes of the meeting held on 11 February 2019 and report any matters arising - for information only

The minutes were confirmed and signed.

PL 7-3-19 Decisions

0657/18 Erection of covered store, compost toilet and siting of two containers, The Marsh Community compost and Reuse Centre, Exeter Road, South Brent; application granted.

3422/18/FUL Erection of field shelter with bat roost in field below farmyard, Kerry Downs Farm, South Brent; application granted.

3550/18/HHO Single storey rear/side extension at Kerry Downs Farm, South Brent; application granted.

PL 8-3-19 Applications

0075/19 Conversion and alteration of an ancillary curtilage outbuilding to create ancillary residential accommodation at Old Didworthy Farm, South Brent; the Parish Council notes this application. (All members of the public left the meeting.)

0265/19/FUL Provision of an agricultural storage/livestock building at Barleycombe Farm, Avonwick, South Brent; the Parish Council supports this application – there is a demonstrable need and the screening planned is sympathetic to the site.

PL 9-3-19 Any amended applications

None received.

PL 10-3-19 Correspondence

The Chairman attended the DNPA meeting 1 March 2019, when the following application was considered by the Committee:

0346/18 Erection of 40 dwellings, including 14 affordable and associated infrastructure, land adjacent to Fairfield, South Brent; DNPA deferred this application (probably until 3 May) for further information to be obtained.

Following some discussion, the Committee recommends the following comments to the Parish Council:

- **This development constitutes over development of the site;**
- **The value of the affordable housing being transferred to the social landlord is surprisingly low and may be what has affected the lack of an OSSR (S 106) contribution;**
- **There is no open space provision within the development so an S 106 contribution (circa. £135,500) is required for offsite provision by this community.**

PL 11-3-19 Matters to be brought to the attention of the planning authority

None.

PL 12-3-19 Items for the next agenda

None.

The meeting closed at 8.48 pm.