



Minutes of the meeting of the Planning Committee held on 21st January 2020 at 7.00pm at the Parish Hall

Present	Cllr Nicky Cardew Cllr Paul Dodd Cllr Mike Jeffery Cllr Gordy Keep Cllr Malcolm Chudley Cllr Mike Warner Cllr Vivienne Hodges Cllr Bas Payne (Chairman)
In attendance	Samantha Parkin – Parish Clerk
Public Session	<p>Cllr Bas Payne thanked the 12 members of the public for attending. The public were invited to make public statements.</p> <p>Tom Biddle from Baker Estates highlighted the key positives of application 0588/19 which included; cleaning up and regenerating a former industrial site, a mix of housing, a reduction in HGV movements in the town, enhanced highway safety, preservation of local heritage assets, accessible link to the Wray Valley Trail, job creation through the construction period and significant investment. Tom stated that Baker Estates had listened to the Parish Councils previous concerns and confirmed the following changes had been made; overall number of houses had been reduced from 40 to 35 at a density of 24 units per hectare, retained the goods shed to be converted into 3 homes and 3 storey apartments have been removed from the rear of the sidings to protect privacy. He stated there are no affordable homes due to the application of the Governments vacant building credit.</p> <p>Two members of the public made statements relating to application 0588/19, consisting of; 35 units on this plot is still too many, limited outside space, no attempt at solar heating or electrical charging points, flooding concerns, local survey shows further development in Moretonhampstead needs affordable social housing and concerns about appearance – crowded and dense, bland, would be nice to see a variation with brick and stone.</p> <p>The public left the meeting at 19.56pm.</p>

Min Ref	Agenda item	Discussion points	Outcome/action
1/ 20	To accept apologies for absence.		Apologies were accepted from Cllrs Rose Mogeni and Cllr John Farrand-Rogers
2/ 20	To receive declarations of interest and requests for dispensations on items on the agenda.		None received.
3/ 20	To approve the draft minutes of the meeting held on 17 th December 2019 as a correct record.	Draft minutes had been circulated prior to the meeting.	Cllr Mike Jeffery proposed that the minutes of the meeting held on 17 th December 2019 be approved as a correct record. Seconded by Cllr Paul Dodd and resolved .

4/ 20	To consider the following planning applications and to agree comments:	<p>Cllr Bas Payne provided an overview of the application. A letter from Tom Biddle (Baker Estates) had been circulated prior to the meeting. 4 letters of support and 4 letters of objection have been submitted to DNPA, 1 objection letter had been received by Parish Council. Cllr Bas Payne asked if the benefits of the development outweigh the negatives. Discussions took place including:</p> <p>Traffic – reduced HGV movements / increased vehicle movements. Concerns over narrow road, doubts over speed calming measures. Concerns on road network.</p> <p>General feel – like the layout and look of the houses. Line of houses by the road mirrors the existing development. Developers took on board our comments. Differing opinions on the goods shed. Good mix.</p> <p>Building materials – materials should be used that enhance local character. Buildings look bland and uninteresting. Happy with the granite from the shed. Doesn't sustain local distinctiveness. Improvement on existing site.</p> <p>Response to need – Bungalows desirable for downsizers. No genuinely affordable starter homes. It does not need to have affordable homes due to national Government policy.</p> <p>Baker Estates letter – discussed point by point</p>	<p>Cllr Mike Warner proposed that the Parish Council supports the application subject to Environment Agency approval and subject to consideration of better external finishes particularly on roadside. Seconded by Cllr Paul Dodd and resolved. (5 in favor/2 against)</p>
	2. 0592/19 – Use of land for mobile home and levelled concrete base at Riverside Farm, Lustleigh	<p>Cllr Bas Payne made it clear this is not an application for planning but rather a certificate of lawfulness for a proposed development. The planning committee is encouraged to comment on errors of fact.</p>	<p>Cllr Bas Payne suggested the council draft a letter which says the council note that planning consent is not required but the council feel that a condition be applied that it can only be used as ancillary to the main residence. Cllr Mike Warner proposed that the council submits the above comment. Seconded by Cllr Vivienne Hodges and resolved.</p>
	3. 0595/19 – Change of use of land to provide school (retrospective) and associated works and buildings at Butterdon Wood, Moretonhampstead	<p>Cllr Bas Payne gave an overview of the application. Historically the Parish Council has been in favor of this application subject to the removal of the portacabins and off road parking. Some concerns over the limited parking but DNPA have confirmed this has</p>	<p>Cllr Mike Jeffery proposed that the council supports the application with a comment on parking. Seconded by Cllr Paul Dodd and resolved.</p>

		been addressed by shared vehicle use and a staff mini bus.	
5/20	<p>To consider any other planning matters and to agree any actions required:</p> <ol style="list-style-type: none"> 1. 19/0066 – Proposed Tree works, The Old Rectory – Not protected with a TPO 2. 0481/19 – New farmstead comprising farm buildings, yard and temporary agricultural workers dwelling together with alterations to public right of way arrangements, Cranbrook, Linhay Farm, Moretonhampstead, Grant of conditional planning permission and info on tank capacity 3. 0491/19 – Installation of borehole and shed for water treatment and improvements to existing field access, Riverside, Moretonhampstead Road, Lustleigh – Grant of conditional planning permission 4. 0517/19 – Replacement windows to first and second floors of front elevation, 1 Ford Street, Moretonhampstead – Grant of listed building consent 5. 0515/19 – Erection of side extension, Yarningale, Moretonhampstead – Grant of conditional planning permission 6. 0524/19 – Construction of proposed new outbuilding for use as ancillary accommodation to main dwelling, Blackingstone Farm, Moretonhampstead – Grant of conditional planning permission 		<p>Noted.</p> <p>Noted. Cllr Nicky Cardew noticed a mistake in the conditions granted. Item 7 – only time work can be carried out is Saturday afternoons or overnight. Clerk to inform DNPA.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
Public Session: None			
The Chairman closed the meeting 8.11 pm.			
Signed:		Cllr Bas Payne (Chairman)	Date:

