

Council Planning Meeting Minutes
ALL SAINTS PARISH COUNCIL

Minutes of Council Meeting (Planning) held at the All Saints Pavilion Building
on Friday 15th February 2019 at 6pm

Present: Cllrs. A. Forbes (Chair), R. Speed (Vice Chair), J. Hubbard, A. Lightfoot and A. Nixon.

In attendance: P. Hayward (Proper Officer) and 4 members of the public.

Fire exits and procedures were highlighted by Chairman

PL19/01 **Apologies received:** None.

PL19/02 **Declarations of Interest:**
None declared.

PL19/03 **Public Participation Forum.**
No questions raised or representations made.

PL19/04 **Planning Matters**

a) **Applications**

Chair invited representations from members of the public present if they so wished to speak on these matters. 4 members of the public spoke.

j) 19/0078/FUL - Land to east Goldsmiths Lane. EX13 7LU

Demolition of former cottage and constr. of new dwelling (Para. 79 NPPF)

**Proposed by Chair that Council does NOT support the application (Oppose)
on the following grounds:**

- That Council notes the outcome of the previous two appeals against planning refusal for this site and believes that nothing has changed since that time.***
- That Council believes there to be a covenant on the land relating from the prior construction of the property known as "Poppins" (which prevents further development) and would require further reassurances in this respect.***
- That the site does not warrant, nor can support, a building of this proposed scale, design and overall size.***
- That the use of Paragraph 79 of the NPPF is not justified as the proposed dwelling is not innovative nor outstanding as it uses established building methods.***
- That, even if the building were to be considered architecturally outstanding, the land on which it will sit is not and the building would be out of keeping with neighbouring buildings.***
- That Council fundamentally disagrees with the Highways Dept. opinion that the entrance to the site is NOT hazardous and that the addition of another 3 or more vehicles onto this site would adversely impact on traffic in the parish.***
- That Council believes that any approval given by virtue of Paragraph 79 would establish a precedent whereby other applicants could seek to obtain planning consent for similar designs contrary to the approved ED Local Plan and the designation of "unsustainable" settlement as determined for All Saints parish within the Blackdown Hills AONB.***

Resolved unanimously (5/0)

ii) 18/2450/FUL - Cloverhayes Farm, Smallridge. EX13 7JN

Conversion of barn into holiday let (revised plans submitted)

Council noted the recent TPO made on the woodland to the rear of the barn.

Cllr. Speed declared a personal interest as a near neighbour to applicant

Proposed by Chair that Council supports the application as previously.

Resolved unanimously (5/0)

iii) 18/2338/FUL - Alston farm, Alston. EX13 7LG

Constr. Slurry store, manure bunker, reception pit and assoc. works

Proposed by Chair that Council supports the application subject to

a condition being applied that requires applicant to screen site with trees (N&E)

Resolved unanimously (5/0)

Clerk: Please notify EDDC of Council's decisions.

- b) **Alterations / Minor Amendments:** None notified
- c) **Appeals:** None notified
- d) **Tree Matters:** Noted. 19/0014/TPO - Cloverhayes Farm
- e) **Correspondence Received:** None
- f) **Determinations/Decisions:** None advised at time of agenda publication.

PL19/05

Other matters considered as urgent by presiding Chair:

None.

PL19/06

Date of next planning meeting: to be convened as required.

With no further business to discuss, Chair closed the meeting at 6.40pm.

Signed:

Date:
