

Draft Minutes to be approved at the next meeting.

Sheepwash Parish Council

Meeting Minutes

Planning Applications

22th July 2021 at 7pm

Held at Sheepwash Village Hall

Present, Cllr. Ansell (Chairperson); Cllr. Ritson; Cllr. Wheeler; Cllr. Moys; Cllr. Crossley; Cllr. Hutchings; Selina Woollacott (Clerk), District Councillor Hurley. Eight members of the public.

- 1) **Apologies for Absence:** Cllr Mathews.

- 2) **Declarations of Interest:** in accordance with the Code of Conduct, members are required to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have, in items to be considered at this meeting. Members are also reminded that any change to their Declaration of Interests must be notified to the Monitoring Officer at Torridge District Council within 28 days of the change. Cllr Ansell asked for it to be noted that she lives in West Road near to the Park Farm site but has no connections to the planning application.

- 3) **Public Discussion – to allow any questions, reports by members of the public on any matters relating to the agenda of this meeting, or any matters the public would like the Council to consider on a future agenda. The period of time designated for public participation shall not exceed 15 minutes.** No members of the public wished to speak at this time.

A reminder that members of the public can speak when invited to when council is in committee.

- 4) **Planning Applications - Torridge District Council has asked for comments from the Parish Council on the following planning applications.**
 - 4a) **1/0690/2021/DIS, Discharge of conditions 6, 7, 8, 9, 10, 12, 13 and 16 of planning approval 1/0643/2017/OUTM, Lukes Farm, Sheepwash, Devon, response requested by 26th July 2021.** Councillors discussed the following points of the discharge of conditions: arsenic found in the soil on site, the demolition of the existing buildings, increase of traffic and noise and dust. The following is the response to the planning application which is a collaboration of the points discussed.

Arsenic. The Trace report proposes the possibility of spreading the contaminated soil into the soft landscaping. Sheepwash Parish Council would like to know if DCC Environmental Department are happy with this.

We note that they are calling for more investigations, that can only be done when all the dilapidated buildings are demolished and removed. Once the investigation has been conducted please can the Parish Council be informed of the results and how the contactors will deal with the contaminated soil.

Demolition of the Buildings. The Parish Council would like to be informed of how the materials from the dilapidated buildings will be disposed of when the buildings are demolished. Will all the materials be taken away from the site or will materials be buried or burnt on site. There is a large amount of wood in the buildings. The Parish Council does not want the wood burnt on site as the smoke will cause an unnecessary nuisance to neighbours.

Increase of traffic. Point 5 of the Construction Management Plan. Concerns have been expressed by parishioners that the weight and frequency of heavy construction vehicles - quoted as up to 30 crossings a day - may cause serious damage to the old bridge. Sheepwash Bridge crosses the River Torridge and is the main access route linking south to the A3072 Hatherleigh/Holsworthy Road and on to the A30 and M5. The bridge was built in the 17th century, largely rebuilt in the 19th and is Grade II listed.

Point 5 of the Construction Management Plan. It states that there will be peak times when on average around 15 construction visits per working day during the first peak time will last for four or more months. The Parish Council would like to be informed of the peak times when there will be an increase in traffic. Given the scale of the development and its impact on the environment, as well as the day-to-day life of the village, the Parish Council would like to be alerted to updates in the Discharge of Conditions for this development. This would allow the Parish Council the opportunity to respond and contribute.

Other items discussed the Construction Management Plan explain that wheel washing will be in place and one of the conditions around dust and noise cannot be approved yet. The Parish Council informed the members of the public present at the meeting to contact either the Parish Council or TDC if they feel that their lives are being unduly disrupted due to noise, dust, mud on the road etc from the site.

4b) 1/0735/2021/OUTM, Outline application for 10 dwellings and associated infrastructure with all matters reserved. Land At Park Farm, West Road, Sheepwash, Devon, response requested by 7th August 2021.

There is currently outline planning on this site for 10 dwellings which expires in September 2021. If this application for outline planning is approved it will give the landowner another three years to move on to the next stage. It is possible that if this outline planning is declined the land owner will apply for matters reserved before the September deadline. Prior to the meeting Cllr Ansell has created a draft response from comments on the last outline planning application in 2017. This covers local needs requirements, that the site is a greenfield site, access to the proposed site, flooding and light, overlooking other properties in West Road, traffic and pedestrians, character of the village. The following comments were made by Councillors and members of the public at the meeting which are already included or will be added into the response before the Clerk submits to TDC: the site is outside the development boundary (a map of the boundary will be added to the response). Also list on the response: what has changed since the original outline planning was approved, Lukes Farm site is now at the matters reserved stage, 12 houses at Lime Court, five dwellings at the end of North Street. Neighbours of the site will be over looked by the new dwellings why is the site not being dug down. The proposed footpath joins West Road at a dangerous point on a bend on a hill.

Clerk to update the draft response and send to TDC. Members of the public were reminded to add their comments to the TDC planning website.

Copy of the response will be attached to the approved minutes.

Planning Application 1/0762/2021/LBC Proposal to modify design of Listed Building Consent ref 1/1070/2020/LBC to include new bedroom window on west elevation, in lieu of rooflight to be omitted. Upcott Barton Farm House, Sheepwash added to this agenda due to the next parish council meeting not being held until September which is after the response date of 14th August 2021. All Councillors agreed No Objection to this planning application.

5) Items to be included in the agenda for the next meeting. Would the Parishioners like or feel the need for a community hall to be built on the land in West Road.

Parishioner has asked to speak at the next meeting about the Village Square.

Parishioner asked if the Parish Council could look into an address issue with TDC and bin labels. Clerk will look into this for the parishioner.

Meeting closed at 8.12pm

Sheepwash Parish Clerk, Selina Woollacott, clerk@sheepwashparishcouncil.co.uk, 01409 281280.

