

Minutes of the Planning Meeting held on Tuesday 3rd April, 7pm in the Village Hall.

Present: Cllr. Hackett (Chairman); Cllr. Trace; Cllr. Penn; Cllr. Tubby; Cllr. Hutchings; Cllr. Ritson; Cllr. Newby; 8 members of the public.

1) Apologies For Absence: None received.

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. Tubby.

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.

A reminder that members of the public are not allowed to raise issues when Council is in committee.

The applicant, Bruce Knight, outlined his proposal – to build a good quality family home with a modern twist for his hopefully expanding family.

Cllr. Tubby expressed concerns about the size, height and position of the proposed development; a triple garage, workshop and skylights also a concern. The development is outside the development boundary.

Ann Grey, supported the arguments against this planning application, expressing concern as to why the workshop was so high and the overall visual impact on the skyline.

Peter Reader, having objected to the original outline application has accepted that there would now be development. However the proposed second property would be detrimental to his property, quoting relevant distances, and indicating the proposed property would be taller than his house, be directly to the south, putting his garden in the shade. Supported by Sue Reader.

Hillary Manning raised concerns about the recent inclusion of the workshop which could potentially be used commercially at some time in the future, leading to traffic concerns.

Mary Musgrove raised the potential of light pollution on neighbouring properties.

Cllr. Tubby, having commented during the public discussion left the meeting.

4) PLANNING:

Planning Applications - Torridge District Council has asked for comments from the Parish Council on the following planning applications:

a) 1/0234/2018/FUL Two new dwellings and detached workshop, Land to Rear of Tree View, East Street, Sheepwash.

Comment: The Parish Council supports the applicant in developing a very nice family home on this site. However, some councillors have reservations about the size and scale, particularly in respect of the height and mass, and the proximity of the east house to the Wynns, as the proposed house is taller and directly south of the Wynns, and 70' south of the house.

The Parish Council would be more supportive of the east house and the workshop, if both were moved slightly south and/or there was a slight reduction in scale of the total development.

These comments proposed by Cllr. Trace, seconded by Cllr. Penn.

All in favour, save Chairman who abstains on all planning matters.