

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY
22nd APRIL 2024 AT 7:00pm IN THE COLYTON TOWN HALL.**

Present: Cllrs S Real, K Clifford, J Gardiner, A Stenning, G Chesterton, M Mann, A Parr and J Hay.
Also S Haines (clerk)

Members of public: 1.

P24/04/01 To receive and approve apologies for absence. Cllr Turner.

P24/04/02 Minutes of the meeting held Monday 26th March (appendix AE) already approved.

P24/04/03 Matters arising from the minutes. None.

P24/04/04 Declaration of Interests. Cllr Parr declared an interest on planning application 24/0709/FUL Turlings, as he is a neighbour. Cllr Gardiner declared an interest on item 24/0726/FUL School Lane as this is being funded by the Kittle Trust of which Cllr Gardiner is a trustee.

P24/04/05 Democratic Period.

Mr Jones stood and spoke of the history of the Kittles Trust. The trust consists of four members and was voted on by the Parish Council. He explained that after being set up in 2020, the Kittles Trust have been working to ensure that the money left to the School by the Kittles Will is spent on the Primary School as per the Wills instruction. Mr Jones has been battling with the bank for the last four years and finally Lloyds have transferred some of the funds. These funds will pay for this project. The School intend to put in a ramp and door for disabled access. Mr Jones requested that the Council look favourably on this application.

The clerk then read out a statement sent in by a member of public:

Thank you for allowing me the opportunity to express my continuing concerns regarding the site now referred to as 'Land southwest of Heathayne Cross'. I'm sure you are all aware that the retrospective planning application made last autumn received approval last week albeit with conditions attached.

Whilst I welcome these conditions which include comprehensive plans to be submitted by the owner to the planning officers for both planting and drainage within a two month time frame, there remain some issues that I feel are in danger of being allowed to fade away over time as they were not included in the planning application recently approved.

The first of these is the fire pit which is a substantial excavation dug into the landscape involving vertical retaining sleepers, formed faux stone walls with paved terracing and wooden seating for at least 15 people forming a semi circular bench around the pit itself. This was in use for much of last summer causing the neighbouring residents, ourselves included, considerable disruption.

I was startled when the work on the pit commenced almost right at the beginning along with the drainage work and other excavation almost as if it was a priority. I repeatedly raised this specific issue with David Cocker and over time was given numerous responses by him which included the following:

'They should be on site removing the track. I've just spoken with the owner they are putting a planning application for the retention of the fire pit'

When I mentioned to him that they were continuing to build it:

'If the application gets refused they will have to remove the fire pit.'

Further down the line when the planning application did appear last autumn and I questioned the absence of the fire pit in it I was told:

'The planning officers and myself have been notified that the fire pit and its works are going to be removed and not applied for.'

So the planning officer's report in the permission granted mentions specifically that this does not include the fire pit but a discussion has taken place that it will be removed. No conditions or formal time schedule, just a verbal assurance.

This situation is referred to in the officer's report as follows:

'Many comments received by concerned parties relate to activities and development at the site which do not form part of this application e.g. people living on the site, a tepee and a built fire pit with seating, fencing and earthworks and steps towards the southern end of the site (at the end of the internal track which is included in the application). The Council's enforcement officer is aware of these other activities and developments and it is understood that he has been in discussion with the site owner in relation to them.'

The tepee or bell tent has been in place since July of last year and I was told by the owner that it was to be there 'for a couple of weeks' as it saved his Premier Inn bills. A wood stove was installed later in the following autumn. The tent now sits in a ragged pile having been hammered by the recent storms. My understanding is that a tent is allowed for a maximum of 60 days and may also require a license.

I have over the past year and a half had numerous conversations with the owner and in my mind there is nothing to indicate that he conducts himself in a straightforward and honest manner. He simply tells you what he believes you want to hear. He is quick to push any responsibility onto others, usually the contractor, for the work that has been done.

I strongly feel that the CPC is entitled to know when the fire pit will be removed and a deadline imposed beyond which some enforcement will be made. Similarly the bell tent should be removed and only re-erected when the relevant permission/licensing have been applied for and agreed to.

I fail to understand how these issues have been left to be dealt with solely by a conversation having taken place with no deadlines or formal notices being made. All the more extraordinary to think that has happened on a site within the AONB.

It was agreed to email this letter to the Planning department and ask them the questions of 'why have planning decisions not been enforced? When will the Bell tent be removed? When will the fire pit be removed?'

P24/04/06 a) Planning Applications to be considered

24/0726/FUL 1 School Lane Colyton – Sarah Cotton - Removal of window and replacement with door and access ramp. *Comments due by 7th May.*

Cllr Real proposed this application be supported, seconded by Cllr Mann and agreed by all.

24/0709/FUL Turlings King Street – Mr Mould - Building a shepherds hut type temporary structure in the front garden. *Comments due by 8th May.*

Cllr Stenning proposed that this not be supported due to lack of information provided, there is no explanation of what the hut will be used for and how the drainage and waste will be dealt with, seconded by Cllr Mann and agreed by all bar Cllrs Parr and Chesterton who both abstained.

b) Planning Decisions from EDDC:

23/2004/FUL Land South West Of Heathayne Cross – Mr Rance - Proposed retention of stable block building and field shelter, retention of changes to ground levels and hardcore-surfaced track and change of use of land to equestrian use. Approved with conditions.

24/0153/LBC London House Market Place Colyton – Mr Temple - Remedial works for repair of wall and re-rendering. Replacing cracked shopfront window pane. Repairing and replacing cracked and splintered timbers of window frame, plinth block and pilaster. Approved with conditions.

24/0560/FUL 58 Burnards Field Road Colyton – Mr & Mrs Bailey - Installation of 2 roof lights to loft on side elevation of bungalow. Approved.

c) Planning Correspondence

Application for a Renewal of street trading licence received, licence has been in place for the past year with no complaints received. No objections.

Street names for the new development on the old Ceram Tec site.

Some of the options submitted by the Parish Council have been rejected by the Post Office. Options to reflect the old Tithe maps, two names required out of a choice of Barley Close, Bean Close or Barn Orchard. It was decided that the preferred order from best to worst would be Barn Orchard, Heron, Wool, Barley, Egret, and lastly, Bean.

P24/04/07 Items brought to the Chairs attention after the agenda published

CLr Hay asked about revised plans for the Old Reservoir on Ridgeway Lane as residents have been sent amended plans. The clerk confirmed that nothing has been received and she will chase EDDC.

P24/04/08 Dates of next meetings

Full CPC meeting – Monday 13th May

Committees meeting – TUESDAY 28th May.

Meeting closed: 19:25.