

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY
25th MARCH 2024 AT 7:00pm IN THE COLYTON TOWN HALL.**

Present: Cllrs K Clifford, J Gardiner, S Real, A Stenning, A Parr and J Hay.

Members of public: 1

P24/03/81 To receive and approve apologies for absence. Cllrs Turner, Arnott and Chesterton.

P24/03/82 Minutes of the meeting held Monday 26th February (appendix AB) to be approved. Cllr Gardiner proposed these be approved, seconded by Cllr Parr and agreed by all bar Cllr Real who was not at the meeting and therefore abstained.

P24/03/83 Matters arising from the minutes. None.

P24/03/84 Declaration of Interests. None.

P24/03/85 Democratic Period. A member of public who has put himself forward as a candidate to be co-opted on to the Council stood and gave a brief introduction of himself, including reasoning for wanting to be a Councillor, experience and interests. Cllr Parr thanked him for attending and confirmed that there is one more candidate and the Council would vote during the April Full meeting.

A member of public brought in an objection letter to planning application 20/0441/FUL which she asked the clerk to read out:

We are the owner occupiers of Clairry House, which borders the applicant's property. We note that Para 03 of the applicants Heritage Design and Access Statement is misleading when it states that 'it is not envisaged that the work will impact these assets due to different elevations of the dwelling' In fact the majority of our Grade II listed property has a direct southerly line of site encompassing a large proportion of Brookfield House and it's garden as well as properties on the inclined slope beyond. The same applies to the neighbouring property, Coles House. Privacy from both sides ensues from a number of long-established trees, including the Yews that form part of this application. A site visit would not doubt be helpful and we would be pleased to co-operate with this.

This also contradicts para 02 of the Tree Officers report in a previous linked application 23/2580/TCA and we therefore suggest that the decision in that matter was based on a false premise.

Turning now to the second element of our objection, over the 15 years we have lived here we have been delighted to have seen on many occasions at dusk during the summer months, bats swooping in from the west and circling both our and Brookfield House's gardens. This seems to be a frequent and established feeding pattern and the food sources generated by trees would adversely be affected by removal of the latter. The application itself indicates no specific or over-arching need to fully remove the trees in question nor an accurate scaled drawing of the trees horizontal or height dimensions whilst the number of piecemeal, interlinked planning applications relating to the site might indicate their forming steps in a longer-term development strategy.

P24/03/86 a) Planning Applications to be considered

24/0453/LBC Flat Above Flix Hair Design Market Place – Mrs Bayliss - Retention of single UPVC window at first floor on east gable elevation and the slating over and retention of existing flue to fireplace, following the removal of a chimney stump from the gable end of the east wing. *Comments due 30th March.*

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

24/0441/FUL Brookfield House South Square Colyton - Mrs Klaentschi - Proposal to replace two single-storey roof areas, fully remove two Yew trees, install solar PV panels to the rear south elevation roof, and install twin air source heat pumps. *Comments due by 3rd April.*

Cllr Parr proposed this not be supported as removal of the trees would directly impact neighbours privacy, seconded by Cllr Real and agreed by all.

24/0271/LBC Barn East Of Hooperhayne Colyton - Ms Houldsworth - Conversion of barn to annexe works to include: 3 light bi-fold doors on south elevation; 2 roof lights on east elevation; 1 roof light on west elevation; replace 1 window on east elevation; replace 1 window on south elevation; overhaul rainwater goods; internal staircase; new internal bi-fold doors into remainder of

barn and new partitions and doors at first floor and new vent on west elevation; relocation of steps to decked area. **Also 24/0199/LBC** - Retention of works carried out after the expiry of 19/1515/LBC including the replacement of an internal concrete floor slab and associated underpinning of a modern partition wall, removal of stairs and the replacement of 2 modern under sized floor support beams with steel beams. *Comments due by 5th April.*

Cllr Parr proposed this be supported, seconded by Cllr Hay and agreed by all.

b) Planning Decisions from EDDC:

23/2605/VAR Mill Stream Bungalow Colyton – Mr Carthy - Variation of conditions 2 (materials) and 3 (approved plans) of planning permission 05/1078/FUL, (First floor and single storey extensions with alterations), to amend the materials and design. Approved with conditions.

23/2564/FUL Land North West Of Downhayne Brake – Mr Dymond - Erection of a manure store. Withdrawn.

24/0078/VAR Rockerhayne House Northleigh – Mr & Mrs Docherty - Variation of condition 2 [approved plans] and removal of conditions 3, 4, 5, 6 and 7 of Listed Building Consent 22/2636/LBC - Alteration, extension & refurbishment of dwelling house. Approved.

c) Planning Correspondence

Wain Homes have asked for 8 suggestions for street names for the Ceramtec development. Next agenda.

P24/03/87 Items brought to the Chairs attention after the agenda published – Email received from Angela King – Neighbourhood planning officer at EDDC, Colyford have requested that their name be added to the Neighbourhood Plan title. This will be on the next agenda.

P24/03/88 Dates of next meetings

Full CPC meeting – Monday 8th April

Annual Parish Meeting – Wednesday 10th April – Cllr Real sends apologies.

Committees meeting – Monday 22nd April

Meeting closed: 19:15.