

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY
25TH JUNE 2018 AT 7pm IN THE MORTIMER ROOM, FEOFFEES TOWN HALL
COLYTON**

Committee Present: Cllrs S Real (Chair), R Collier, K Clifford, C Collier, A Parr, R Turner, J Hay, B Norris, E Jones, R Watts.

Also in attendance Cllr C Pady, Dist. Cllr G Godbeer and 3 members of the public

- P18/06/17 Apologies for absence:** Cllr P Gibbins (Away), Cllr A Jarman (Work) E Berry (Clerk - Holiday)
- P18/06/18 Minutes of the Planning Committee 21st May 2018 (Appendix D):** were approved and signed as a true record of that meeting
- P18/06/19 Matters arising from the minutes:** None
- P18/06/20 Democratic Period:**
Three members of the public spoke on the opposition of Colyford residents to planning application 18/0904/MFUL. Reasons being development on Green Wedge, against EDDC Local Plan, EDDC Villages Plan states there were no suitable development sites in Colyford. There were some questionable statements in the application re access to local facilities, there being limited facilities in Colyford and facilities in Colyton could only be accessed by car as the road is dangerous with no footpath.
- P18/06/21 Planning applications considered:**
- 18/0904/MFUL Land North of Kingsholme & West of Coly Rd – Colyford Eden Ltd – Mr Abrams**
Proposed residential development of 15 dwellings, (10 affordable) with site access and associated works.
NOT SUPPORTED Proposed by Cllr Jones, seconded by Cllr Watts and agreed by all
Colyton Parish Council feels very strongly that this application should not be supported for the following reasons:
- a) Development in the Green Wedge which is against EDDC Local Plan Strategy 8 which states “Within Green Wedges development will not be permitted if it would add to existing sporadic or isolated development, or damage individual identity of a settlement, or could lead to, or encourage settlement coalescence”. This site is specified in Para 6.24 of the Local Plan. This site does encourage coalescence by reducing the gap between Colyton and Colyford, it will damage the individual identity of Colyford
 - b) The East Devon Villages Plan Policy 16 states “on the basis of currently available information and assessments undertaken there are not considered to be any suitable sites in Colyford at this stage, The local community may wish to allocate housing through a Neighbourhood Plan”. In a recent public consultation for the Colyton Neighbourhood Plan there was overwhelming support for the retention of the Green Wedges and support that any future development should be on brown field sites
 - c) Colyford has no BUAB therefore it is development in open countryside
 - d) Highways- access is on the brow of the hill with poor visibility

- e) The 2017 Housing Needs Survey states that no affordable housing is required in Colyford
- f) Some statements in the application are incorrect –the proposal states that Colyford has access to facilities to meet day to day needs, in the EDDC Villages Plan assessment states that Colyford does not meet the criteria. There is no safe pedestrian access to Colyton Health Centre and Primary School – this is a dangerous route with no footpath. Public transport is very minimal. 15 houses would generate more than 6 extra traffic movements at peak times.
- g) A financial viability assessment should be taken if and before any planning permissions are given
- h) If permission was given this would lead to further development on the adjoining land thus eroding the Green Wedge

18/1214/LBC St Andrews Church Hall, Lower Church Street – Mr McCreesh

Internal alterations to include the addition of partition walls at ground and first floor level (amendment to application 17/0349/LBC)

SUPPORTED Proposed by Cllr Turner, seconded by Cllr Jones and approved by all

18/1352/FUL & 18/1353/LBC 3 Sunnyside, South Street – C H Johnson

Refurbish outbuilding

SUPPORTED Proposed by Cllr Parr, seconded by Cllr Norris and approved by all

18/1298/FUL & 18/1299/LBC The White Cottage. Dolphin Street – Mr & Mrs Bennett.

Extension and alterations including additional first floor to 2 dwellings, internal alterations to one dwelling.

NOT SUPPORTED – over development of the site, poor highways access, elevation intrusive on neighbouring properties, proposed by Cllr Turner, seconded by Cllr Norris and approved by all

b) Planning Decisions from EDDC:

18/1163/FUL 5 Bishop Court, Colyton – Mr Dean

Construction of single storey front extension – Mr Dean

APPROVED

c) Planning Correspondence

- i) Email of presentation given at the two planning training session at EDDC –
emailed to Cllrs.

P18/06/22 **Items brought to Chairs attention after the agenda published – none**

P18/06/23 **Dates of next meetings**

Council Meeting – Monday July 9th

Finance & Planning– Monday July 23rd

The meeting closed at 8.05pm