

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY
28th MAY 2024 AT 7:00pm IN THE MORTIMER ROOM OF THE COLYTON TOWN HALL.**

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

Members of public: 8.

P24/05/08 Election of Chair and Vice Chair. Cllr Real proposed Cllr Stenning remain Chair, seconded by Cllr Hay and agreed by all. Cllr Stenning agreed to stand. Cllr Parr proposed Cllr Mann remain vice chair, seconded by Cllr Clifford and agreed by all. Cllr Mann agreed to stand.

P24/05/09 To receive and approve apologies for absence. Cllrs Gardiner, Chesterton and Arnott sent apologies.

P24/05/10 Minutes from the planning committee meeting held Monday 22nd April 2024 (appendix B) to be approved. Cllr Real proposed these be approved, seconded by Cllr Mann and agreed by all.

P24/05/11 Matters arising from the minutes. None.

P24/05/12 Declaration of Interests. None.

P24/05/13 Democratic Period.

A Member of public spoke of the EDDC Local plan asking if the Parish Council were doing anything to publicise this. He stated that this was an important part of the planning process and could have a huge impact on Colyton. He is amazed and shocked at proposals to develop land North of Colyton. This area of land has always been strongly protected by the Parish Council and any proposals for building here has always been heavily rejected by the Council. It is over the 200ft contour line, would sit on the skyline and be hugely visible from all around. This piece of land was subject in the Neighbourhood Plan, a document 6 years in the making with multiple public consultations. There was a very clear message from the public that this land should remain undeveloped. This Neighbourhood Plan has been accepted by East Devon. Also in 1986, the County Council designated Colyton a Conservation Area, they made a very strong point that land to the North of Colyton should not be developed in order to preserve the setting of the Historic Town of Colyton. There are some clear messages there which the planning department have obviously rejected. If EDDC are determined to develop land around Colyton then they should look to continue Coly Vale and Courtaney Drive to the West, this would be closer to the existing sewage works so would require a far smaller upgrade. The Local Plan makes no mention of upgrading sewage works and other amenities such as the School which is near capacity. The three acres to the West of the Reece Strawbridge Centre could be used to develop a new School site.

A member of public stood and informed the public that East Devon District Council seem to be going against their own policies as an application was made in 2015 for a small development on this site and the Council refused permission, an extract from the decision letter is below:

The Council hereby refuses permission to carry out the development described in the application and the plans attached thereto for the following reasons: 1. The application site forms part of the countryside that surrounds Colyton and is outside of the established Built-up Area Boundary of the settlement. The residential development of the site would have a detrimental impact on: the undeveloped character of the site; its open rural appearance; the landscape setting of the town, and; where such development would erode the existing marked and abrupt transition from town to countryside. The proposal would therefore be contrary to the provisions of Strategy 7 (Development in the Countryside) D1 (Design and Local Distinctiveness) and Strategy 27 (Development at the Small Towns and Larger Villages) of the New East Devon Local Plan 2013-2031 and the guidance contained within the NPPF. 2. The application site lies outside the established settlement boundary of Colyton, in an area where new development is strictly controlled to safeguard encroachment into open countryside and where special justification is required for new housing, without such special justification the proposal would be contrary to the provisions of D1 (Design and Local Distinctiveness) and Strategy 7 (Development in the Countryside) of the New East Devon Local Plan 2013 - 2031.

P24/05/14 a) Planning Applications to be considered

24/0738/FUL The Studio Hooperhayne – Ms Houldsworth - Conversion of barn to residential annexe [partially retrospective] and installation of Air Source Heat Pump. *Comments due by 1st June.*
Cllr Parr proposed this be supported, seconded by Cllr Mann and agreed by all.

b) Planning Decisions from EDDC:

23/2668/LBC The Old Bakehouse Cottage Lower Church Street - Replace 2 windows at ground floor south east elevation. Approved with conditions.

24/0441/FUL Brookfield House South Square – 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. Approved.

c) Planning Correspondence

P24/05/15 Response from the Parish Council to the East Devon Local plan. Cllr Parr proposed that a comment must be submitted and in the worst case scenario, the Green Wedges must remain as they are, including the wedge between Colyford and Seaton. In an ideal world the Green Wedge North of Colyton could be extended to include the land that EDDC are proposing to build on, this was seconded by Cllr Mann and agreed by all. Cllr Real stated that the comment must include quotes and references from the Neighbourhood Plan.

Cllr Stenning has put a link on the Heart of Colyton Facebook for members of the public to comment and the clerk will put a link on the website.

P24/05/16 Items brought to the Chairs attention after the agenda published.

P24/05/17 Dates of next meetings

Full CPC – Monday 10th June

Annual Parish inspection – Monday 17th June

Committees – Monday 24th June

Meeting Closed: 19:30.