

**MINUTES FOR THE MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY
29th JULY 2024 AT 7:00pm IN THE COLYTON TOWN HALL.**

Present: Cllrs S Real, A Stenning, A Parr, J Hay, J Gardiner and R Turner. Also S Haines (clerk)
Members of public: 1

P24/07/26 To receive and approve apologies for absence. Cllrs Clifford, Mann and Stephenson.

P24/07/27 Minutes from the planning committee meeting held Monday 24th June 2024 (appendix H) to be approved. Cllr Turner proposed these be approved, seconded by Cllr Real and agreed by all.

P24/07/28 Matters arising from the minutes. None.

P24/07/29 Declaration of Interests. Cllr Hay declared an interest on planning application 24/0656/FUL as he knows the family well.

P24/07/30 Democratic Period.

The clerk circulated the below comment to all Cllrs prior to the meeting, the MOP who submitted the comment attended the meeting and read out the comment.

I live at Wavertree, adjacent to Bank House.

I have studied the plans submitted for the building of 1 house in the garden of Bank House, with access from Market Place.

My concerns are in the following areas which I will expand on below

- Environmental impact
- Access from Market Place for cars and service vehicles
- Pedestrian access for occupants of flats in Bank House
- Previous subsidence in garden of Bank House
- Biodiversity
- Damage to trees on Wavertree boundary

1. Environmental impact.

I do not think that this is a suitable site for building infill due to the surrounding listed buildings and history of the area. I do support the need for more housing in Colyton but not on this site.

2. Access from Market Place for cars and service vehicles.

As I understand the plans there will be 2 tandem parking places inside the gates.

I suggest that this means that for the back car to get out, the front car will have to drive into the main road just by the pedestrian steps where the pavement ceases. This seems to be a very risky situation.

I am also surprised that there is enough space for access for cars between the metal railings which surround the steps down to the basement, and my red brick gate post at the end of my wall at the back of the Colyton Parish Council parking. The railings are not shown on the plans.

As the access space will not be wider enough for the lorries for the construction, where will they be? Presumably in the Market Place which has enough chaos and pressure on parking already.

3. Pedestrian Access for occupants of flats in Bank House.

The plans do not appear to have made any provision for the residents of the flats in Bank House to have unimpeded access to their gate at the side. This is their only access.

Surely there needs to be designated space wide enough for mobility aids and children's buggies to get to their gate even when a car is parked outside the main gates

4. Previous subsidence in garden of Bank House.

In approximately 2005 there was some serious subsidence in the garden of Bank House at the house end of the garden, requiring exploration and potentially investigating for the cause in both gardens (Bank and Wavertree). My recollection is that this was found to be caused by the collapse of old drains, probably built by Feoffees, connecting to Dolphin Street outside Colcombe Castle and there may well be more risk of subsidence. I totally support a proper archaeological survey being done before any digging starts. At the time there was excitement in the Parish History Society that the cause might be Roman remains.

5. Biodiversity.

In the evenings bats can be seen circulating around the gardens adjacent to Bank House and in the daytime there is a wonderful display of swifts.

In addition hedgehogs and slow worms are in the area. I have made holes in my fence adjoining for hedgehogs to circulate.

Should an environmental survey be required?

6. Damage to tree roots by construction of parking spaces.

I have mature trees planted in my front garden whose roots will be damaged by the construction of the parking area and the death of these trees will be a loss to the Market Place, where the only trees are the ones in Wavertree's front garden.

7. Amenity impact

I trust that the developers of the site will be very aware of the needs of the flats and neighbours during a period of disruptive behaviour, ensuring that they have easy access and that they will listen to any of the needs raised.

P24/07/31 a) Planning Applications to be considered

24/1253/FUL Bank House Market Place – Mr & Mrs Hall - Construction of 1 dwelling, means of access and associated works. *Comments due by 2nd August.*

Cllr Hay proposed this application not be supported, there are concerns over access, and the proximity of surrounding Grade II listed properties and Grade II listed Great House, the conservation area and archaeological and environmental values of the existing site. This was seconded by Cllr Real and agreed by all.

24/0656/FUL 29 Grove Hill Colyton – Mr & Mrs Horne - First floor extension, replacement porch roof and associated works. *Comments due by 3rd August.*

Cllr Parr proposed this application be supported, seconded by Cllr Gardiner and agreed by all bar Cllr Hay who abstained due to declaring an interest.

b) Planning Decisions from EDDC:

c) Planning Correspondence

Email received from the Munchkins Trustees, asking the Council to remove their comment on the recent planning application and reconsider, also to attend a site visit.

Cllr Parr stated that according to the Parish Councils Standing Orders, a decision made during a Council meeting should not be re-discussed for a six month period. There is no reason to revisit this as the decision was made during a full and transparent Council meeting. This was agreed.

P24/07/32 Items brought to the Chairs attention after the agenda published

A member of public has reported that a wall looks to have been built in one of the gardens on Thornfield Close, this is visible from the footpath. It looks to be a retaining wall which is built on the flood plain, is this permissible?

P24/07/33 Dates of next meetings

Full CPC – Monday 12th August

Committees – TUESDAY 27th August.

Meeting closed: 19:30.