

BEAFORD PARISH COUNCIL

370

Minutes of the Extra Parish Council Planning Meeting held on the Monday 24th July 2023

Present Cllr B Millward (took the chair), Cllr S Berry and Cllr J Palmer Cllr G Underhill Cllr R Pearce
Cllr C Steer Cllr R Huxtable Mrs A Snell clerk

In attendance - Cllr R Lock District Councillor plus an applicants representative Mrs D Newcombe and
two members of the public

Apologies

Declaration of Interests – Councillors are invited to declare any disclosable pecuniary interest, including the nature and extent of such interests they may have in any items to be considered at this meeting, including protocol for audio/visual recordings a meeting. They are also reminded to consider whether in the light of recent activities any items within their Register of Interests should be updated.

Public Participation.

Mrs Debbie Newcombe put forward a representation for the applicant in relation to planning 1/0650/2023/FUL Part retrospective application for siting of a lodge as a local needs dwelling (resubmission of application 1/1215/2022/FUL) Towell Farm, Beaford.

The statement to the meeting highlighted the applicant's family connection to the village with his grandfather living in the main Towell House, noting the impracticality of a young couple sharing with an elderly gentleman. He currently lives with his partner in a small first floor barn conversion comprising of two rooms, below the national level for two people sharing. If the lodge was passed, he would use this as storage and happy for this to be a planning condition. He purchased the lodge last year, after being given varying advice from TDC with a written response that he only needed planning permission for the concrete base. Once aware he needed planning permission he employed Mrs Newcombe, the councils 5year housing land supply was highted.

The first refusal was on two counts, highways and impact on the character of the area. The highways refusal has been addressed.

The applicant has carried out additional planting and is researching paints for the lodge to paint it a dark grey which will help blend into the back drop of the existing buildings. Gates have been erected for further screening from the public right of way. The applicant has not moved into the lodge but the electricity had been installed prior to the previous refusal. The applicant just wants to provide a home for himself and his partner and any future family, which is not possible in his existing accommodation, he is not in a financial position to buy a property in the village where he wants to remain where there are no imminent new affordable properties becoming available. There was no intention to flout local and national rules more a case to regularise matters now he is aware of them. The statement included if approved the permission would be subject to section 106 agreement for local needs for perpetuity.

Mrs Newcombe was thanked for her presentation.

From the floor a figure was mentioned of the cost of the lodge which would have been a big deposit towards a property.

1. .i. Planning

P C recommendations

TDC

1/0590/2023/L BC 1/0589/2023/F UL	Internal and external repairs and alterations, to include replacement porch to provide link between main dwelling and Post House - Belle Vue Beaford	After discussion it was proposed by Cllr Underhill seconded by Cllr Steer to recommend approval all in favour.
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1/0650/2023/F UL	Part retrospective application for siting of a lodge as a local needs dwelling (resubmission of application 1/1215/2022/FUL) - Towell Farm Towell Lane Beaford	Please see below. 371
1/0710/2023/L BC 1/0709/2023/F UL	Demolition of existing courtyard wall and provision of new wall, gates and concrete yard adjustments to levels. Brealeys, Beaford.	After discussion it was proposed by Cllr Huxtable seconded by Cllr Underhill to recommend approval all in favour.
1/0675/2023/F UL	Extension of the main farmhouse by rebuilding and extending an existing adjacent barn to be used as guest accommodation. Great Warham Farm, Beaford, Winkleigh	After discussion it was proposed by Cllr Palmer seconded by Cllr Steer to fully support noting the proposal is incorporating the same footprint, all in favour.

Councillors discussed the application noting this application is a resubmission, so is the second retrospective for this lodge. The colour, elevation and character of the lodge mean it can be seen from some distance so impacting on the countryside and impacting due to the close proximity to the public right of way. The points from no 2 in the 6th March TDC planning refusal were discussed, noting the overall design and cladding are not in keeping with properties in the locality which are rendered or agricultural.

A new wider gate and removal of a length of Devon hedge bank has been undertaken for the installation of the lodge.

As far as the Parish Council are aware the reasons behind the 6th March refusal the landscape impact, encroaching into the open countryside and not in keeping with surrounding area therefore, contrary to Policies DM04, ST04 and DM08A of the NDTLP are still very relevant.

So, it was proposed by Cllr Huxtable seconded by Cllr Palmer to recommend refusal, Cllr Pearce, Cllr Underhill and Cllr Millward abstained but with 4 votes it was carried, so a recommendation of refusal letter will be sent.

It was then discussed to ask our District Councillor Cllr Lock to call the application in, this was proposed by Cllr Steer seconded by Cllr Palmer all in favour.

Calling in, means the decision will be made by the whole planning committee not a delegated officer. Cllr Lock agreed, this is subject to the planning officer's intention to pass the proposal then it will be called before the whole committee, if the officer refuses there will be no need.

A previous response letter drafted and submitted by the clerk was withdrawn when it was possible to convene an extra planning meeting, and also due to the number of plannings received.

12. Correspondence

i. The DALC newsletters have been circulated.

ii. The weekly crime reports have been circulated.

There has been some difficulty with children behind the garage and going into the cricket pavilion. The PCSO will be made aware.

Date of next meeting: Wednesday 23rd August Council Parish Meeting 2023 in the Parish Hall 7.30pm

.....Chairman.....Date

Forthcoming meeting: Wednesday 27th September 2023 Parish Council meeting.