

NORTH TAWTON TOWN COUNCIL

Town Clerk:
Mrs R Rice

14a The Square North Tawton
EX20 2EP
Tel 01837 880121

Minutes of the Meeting of North Tawton Town Council **Planning Committee** held at the Council Offices on **Tuesday 27th January 2015 at 7.15 pm.**

Present: Cllr Mrs C Burrow Cllr Dr P Brickley
Cllr K Hodge Cllr Mrs G Hoggins (Chair)
Cllr Mrs A Ponsford

3 Members of the public were present.

Open Forum

Mr Stephen Blakeman, Agent for the Prior Approval application (00071/2015) addressed the Council.

Mr Blakeman thanked the Council for giving him the opportunity to address the Council. Mr Blakeman was surprised that the Town Council had objected to the previous Prior Approval submitted by Mr Browne's son, as the Highways Authority had agreed to the proposal with small works to the entrance to the site being carried out. The Highways Authority have not objected to this current application, they consider it to be acceptable. Mr Blakeman stated that the Town Council had supported the planning application for the live/work units at Devonshire Gardens, which will generate far more traffic than this application. Any recommendation from the Town Council should be based on material planning considerations, and there should be a consistency. Mr Blakeman asked for support from the Town Council for this application.

The Chairman thanked Mr Blakeman, and the meeting commenced.

No questions were asked at this time.

1. **Apologies for Absence** – Apologies for absence were received from Cllr S Blood.
2. **Declarations of Interest** – None were made at this stage.
3. **PLANNING MATTERS**
To consider the planning applications received from West Devon Borough Council and to make recommendations.

3.1 00070/2015

Householder application for the two-storey side extension and hardstanding for one vehicle

1 Taylors Fields, North Tawton, EX20 2JD

After some discussion it was resolved to support the application.

3.2 00071/2015

Prior Notification for Change of use from Agricultural building to C3 Dwelling (Class Mb)

Barn, Bouchers Hill Farm, Bouchers Hill, North Tawton, EX20 2DG

After some discussion it was resolved to comment on this application and request that the Prior Notification should be refused on Transport and Highways impact of the development criteria, for the following reasons:

- The development would have an impact on the junction at North Street/The Square, which is considered to be a very dangerous and congested junction; this view is supported by the following:
- WDBC's Strategic Planning Document "Considering Sites for Development in North Tawton Parish Site Information Pack" for a site adjacent to this site and another site in North Street which states "Due to the significant constraints identified relating to access at the North Street junction with The Square or Essington Road and potential impact on the Conservation Area, the site is not considered to have potential for development at this time", and therefore the site was rejected.
- The Neighbourhood Plan Project Group have assessed sites in this area, using the same criteria as WDBC Strategic Planning Call for Sites; have also stated that "traffic from additional houses would exacerbate the existing dangerous congestion at the junction with The Square and North Street".
- Contrary to the Village Design Statement.
- Contrary to the findings of the KPMG North Tawton Regeneration Strategy (1998).
- Contrary to previous Borough Council Development Plans.

Cllr K Hodge requested that it be recorded that he did not support this resolution.

To note decision of West Devon Borough Council

3.3 01290/2014

Warden Farm, North Tawton, EX20 2BY

Removal of Condition 5 of application 3591/2002/OKE to allow unrestricted residential use of Bale House, Folland House and The Stable.

Refused – 25/1/15

Noted.

3.4 01294/2014

Warden Farm, North Tawton, EX20 2BY

Removal of Condition 3 of application 6988/2005/OKE to allow unrestricted residential use of The Shippen

Refused – 25/1/15

Noted.

3.5 01314/2014

Ginger Beer Cottage, 31 – 33 Essington Lane, North Tawton, EX20 2DS

Works to Trees in a Conservation Area for the removal of 1 Weeping Willow and 1 Laburnum from the rear garden of Ginger Beer Cottage, 33 Essington Lane and 1 Poplar from land opposite 35 Essington Lane, North Tawton

Consent 7/1/15

Noted.

4. Questions/Comments from members of the public

The meeting was suspended prior to Any Other Business to allow members of the public to comment/ask a question. Time shall be limited up to a maximum of 15 minutes.

Mrs C Hughes asked for clarification regarding the Section 106 Agreement for the Woollen Mill. At the last meeting of the Neighbourhood Plan Project Group it was stated that it has been rumoured that the Agreement had been signed.

It was confirmed by Cllr N Morgan that the Agreement had been signed.

The meeting was opened again.

5. Any other Business

The Chairman stated that in future a pre-meeting will be held to view planning application drawings and documents and to check the relevant policies. It is felt that this will help Councillors, it will not be pre-determination of applications; applications will still be debated in the normal way.

The meeting closed at 7.40 pm.