

MINUTES of the Deviock Parish Council PLANNING COMMITTEE MEETING at the DOWNDERRY METHODIST CHURCH SCHOOLROOM, on THURSDAY 23rd JULY 2009 AT 6.30PM

PRESENT: R. J. Daniel (Chairman), Ms. M.E. Temlett (Vice-Chairman), G.K. Berncastle, Mrs. M. Y. Byles, J.P. Candy, Mrs G.E. Hartland, C. J. Hazel, P. McClung, Mrs. A. Robinson

1. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA:

All councillors present declared a personal interest in relation to items 4.1. & 4.2. the planning applications being applied for by a fellow councillor (absent from the meeting).

2. 10 MINUTE PUBLIC PARTICIPATION PERIOD, for public comment on the items below:

Two members of the public spoke in opposition to planning applications for Plot 1 and Plot 2 Land adjacent 40 Buttlegate, Downderry.

3. APOLOGIES: Cllrs. D.L.G. Elliott, S.J. Parry & C. Cllr. R. Pugh

The Chairman informed the Meeting that Cllr. Parry had accepted the offer of the Council to grant him six months leave of absence because of his wife's illness

4. PLANNING APPLICATIONS:

- 4.1. 09/00978/FUL Mr. & Mrs. D. L. G. Elliott PLOT 1, LAND ADJACENT 40 BUTTLEGATE, DOWNDERRY
Construction of dwelling**
- 4.2. 09/00978/FUL Mr. & Mrs. D. L. G. Elliott PLOT 2, LAND ADJACENT 40 BUTTLEGATE, DOWNDERRY
Construction of dwelling**

The Chairman suggested that these two applications should be dealt with together and this was agreed by the Meeting.

After discussion Cllr. G.K. Berncastle **proposed objection** to both applications on the grounds of:-

- 1) Over-development. The proposed two dwellings being of three storeys which would create a dominating and overbearing feature out of keeping with the surroundings. A future development on the remaining plot could exacerbate this.
- 2) The proposed dwellings would be out of keeping with the existing street scene. The proposed dwellings being at the entrance to Buttlegate and at the edge of the village, their size and mass in that particular position would be inappropriate.
- 3) The proposed development is within an area classified AGLV and the construction of the dwellings would be to its detriment. A request should be made that details of landscaping proposals be a condition of any future planning approval for the site.

The Planning officer should also be made aware of the following comments concerning Plot 1 only:-

- a) Concerns expressed regarding access onto Buttlegate near to the junction with Main Road, Downderry
- b) Concerns over the integrity of a World War II concrete bunker that is on the site and continues under the road. A survey of this should be carried out
- c) Occupants of the neighbouring "Spanish House" have expressed concerns that the foundations for the proposed dwelling being dug out close to their boundary could cause problems. A retaining wall has been requested as a condition of approval.

The Planning officer should be made aware of comments on Plot 2 only:-

- a) Concerns over the proposed forecourt parking area being over the existing pavement (as shown on the plans)

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4. PLANNING APPLICATIONS (continued)

Residents have also expressed concerns over the arrangements for sewage disposal and rainwater run-off drainage. Apparently repairs to the existing sewer for Buttlegate have had to be carried out and the Council has been informed that this sewer is still in a poor state of repair. It has been suggest that extra feed into this sewer could overload the system.

The Council is not averse to any development at the site but considers that one dwelling of no more than two storeys would be more suitable.

An **amendment** to support the planning application for **Plot 1** was made by Cllr. J.P. Candy and **seconded** by Cllr. C.J. Hazel. This amendment was **defeated** (7/2).
The substantive motion was **seconded** by Cllr. P. McClung and **agreed** by the Meeting. (7/2)

5. PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA:

None had been received.

6. PLANNING DECISIONS:

None had been received.

7. PLANNING APPEALS (received by date of Meeting)

None had been received.

8. PLANNING CORRESPONDENCE

The Clerk reported that he had received an e-mail from Cheryl Stansbury concerning the current application for 14 Buttlegate, Downderry. Cllr. J.P. Candy **proposed** that the Clerk be instructed to reiterate the objections of the Council to this application and request that it be called in to committee for decision; this was **seconded** by the Chairman and **agreed** unanimously by the Meeting.

Cllr. Candy informed the Meeting that the planning application relating to the Church Hall, Hessenford would be considered by committee on the Monday of the following week. It was agreed that the Chairman or Cllr. Candy would ask for permission to speak at this committee meeting.

9. URGENT BUSINESS ADMITTED BY THE CHAIRMAN

9.1. To consider a report from the John Grimes Partnership concerning two possible burial ground sites for Deviock Parish and to decide on further action

(Delegated authority from the Parish council was in place for the Committee to make a decision, if deemed appropriate).

The Chairman reported that no information had yet been received from the Environment Agency regarding the two sites and that being the case he suggested that the matter be deferred until the next full Council meeting.

Cllr. G. K. Berncastle requested that rough costings for work to construct a track way from Church Hill, Hessenford to the Graveyard Extension Strip be sought along with an estimate for providing a parking area / turning circle. The Chairman stated that the landowner, Mr. Davey, had not objected to this idea. The Chairman agreed to obtain estimates for this work.

Cllr. J.P. Candy **proposed** that the Clerk be instructed to instigate work to establish ground water levels at both sites, in line with Environment Agency best practise; this was **seconded** by Cllr. P. McClung and **agreed** by the Meeting.

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10. FINANCE:

10.1. Accounts to be paid

	VAT	Nett	TOTAL
Mr Ross Marven – Parish Website Hosting Charges 2009/10	-	29.89	29.89
Mr John Bird – Removing ivy etc. from Downderry Bus Shelter	-	25.00	25.00
S.W. Water – Downderry W.C. 25/04/09 – 09/07/09 Inv. No. 0068459389	-	206.67	206.67
Petty Cash	-	50.00	50.00
Tim Pullin – Mileage Expenses April, May & June 2009 (117 miles @ 60.1p per mile + £1.20 parking)	-	71.52	71.52
SLCC – Charles Arnold Baker Local Council Administration 8 th Ed.	-	55.60	55.60
Total £	-	438.68	438.68

Cllr. J.P. Candy **proposed** acceptance of accounts to be paid (subject to ratification of the Full Council); this was **seconded** by Cllr. Mrs. M.Y. Byles and **agreed** unanimously by the Meeting. The Clerk was asked to contact S.W. Water in order to request that the meter for the Downderry public conveniences be checked.

11. MATTERS RAISED BY MEMBERS FOR POSSIBLE INCLUSION ON THE NEXT AGENDA:

11.1. The Vice-Chairman stated that P.C. Libby would be holding a PACT meeting on the 12th August at the Downderry WMC as part of the Wednesday Club cream tea event.

There being no further business, the Chairman closed the Meeting at 19.20 hrs.