



Coffinswell Parish Council

Serving the Communities of
Coffinswell & Dacombe

The Cirl Bunting is the UK's rarest farmland bird. The entire breeding population is found between Exeter and Plymouth.

MINUTES OF THE COFFINSWELL PARISH COUNCIL MEETING TUESDAY 4TH MAY 2021 AT 7:00PM VIA ZOOM

Present: Cllr A Parkes (Chairman), Cllr A Brent (Vice-Chairman), Cllr S Avery, Cllr N Orchard

In attendance: Cllr M Haines, Mrs J Thompson – Clerk
Twelve members of the public

1. The Chairman to open the meeting and receive apologies.

The Chairman opened the meeting at 7:17pm. Apologies were received from Cllr A Dewhurst and Cllr V Flower.

The Chairman reminded all attendees that meetings are recorded. He also reminded members of the public that there are two areas on the agenda available for them to make comments.

2. To declare any interests arising at this meeting:

Cllr A Parkes regarding planning application 21/00747/VAR, as he has utilised the facilities of the applicant in the past.

The Council will adjourn for the following item:

3. Planning and enforcement public question time:

A period of five minutes will be allowed for members of the public to ask questions or make comment regarding planning applications and/or enforcement issues that affect Coffinswell Parish Council.

The Council will convene to conduct the following business:

Objections regarding planning application 21/00752/FUL have been submitted on the Teignbridge Planning Portal by residents.

Regarding the application 21/00752/FUL, the Chairman asked if Orchard Stables was solely for the use of the landowner, or for commercial use: the landowner replied that someone pays to rent the stables. Later, the landowner stated that the planning proposals for Orchard Stables were not for commercial use or Bales Farm use and that Orchard Stables is a separate entity and not for the use of tenants of the land at Norman's.

The size of the proposed car park was questioned and the applicant replied that they wanted to allow space for the maximum number of cars likely to be using it at any one time. The applicant thought the car park would help to stop cars parking on the narrow road and said that it would not be used by visitors to Bales Farm.

Further comments were received regarding the overdevelopment of the land, although some residents thought that a car park to get vehicles off the road was a good idea. Comments were also made that the replacement of dilapidated buildings with well-built structures was needed.

Regarding the application 21/00747/VAR, Cllr M Haines explained that TDC would need evidence to show the property had been advertised to agricultural workers and that there was no demand for it to stay with an agricultural tie.

4. Planning:

To comment on the following applications:

21/00747/VAR – The Bothy, Dacombe

Removal of condition 2 (agricultural occupancy condition) on planning permission 03/04036/FUL (Agricultural dwelling for a manager)

Cllr A Parkes abstained from the discussion and vote for this application.

Cllrs felt that they were unable to support or oppose this application but comment only: The parish council understands the reasons for the applicant wishing to remove the agricultural tie, but it would draw Teignbridge District Council's attention to the fact that this application contradicts planning application 20/02141/FUL in terms of agricultural business on this site.

21/00752/FUL – Orchard Stables, Dacombe

Two replacement field shelters, a new pond, retention of gravel area and an additional shelter with store

Cllrs do not object to the extension of the stables to include the additional grazing field as shown and the proposal to provide a field shelter and store / separate field shelter within this area to the specification detailed in the application.

Cllrs support the provision of a wildlife pond on this field.

Cllrs support the partial retention of the gravel area to provide car parking for up to six cars, if subjected to the following conditions:

That the car park is sited immediately beyond the existing field gate and is of size which is the minimum acceptable to provide such parking to reduce its visual aspect as much as possible.

That the remaining gravelled car park is removed, and that this area is reinstated to that of pastureland.

That the car park is provided solely for the users of the Stable facility.

Cllrs object to the provision of an additional store and field shelter on the existing field. It is felt that the welfare needs of the four horses which use this facility will be adequately addressed by the existing stable block/store together the additional field shelters/store. As such we would consider this additional structure to be overdevelopment of the site.

To note the following planning consent:

21/00707/CAN – Pebble Ridge, Coffinswell

Fell one cedar.

Teignbridge District Council does not object to this proposal

5. To note any correspondence received:

To include any other items that do not relate to planning or enforcement plus any other standing orders that have been omitted on the agenda that should otherwise be included.

The Council will adjourn for the following item:

None

6. General public question time:

Ten minutes will be allowed for members of the public to ask questions or make comment on the work of Coffinswell Parish Council or on matters arising that affect the Council.

Cllr S Avery confirmed that gullies in the parish were due to be cleared during this financial year.

7. To agree the proposed date of the next meeting:

Tuesday 25th May 2021 7pm at St Bartholomew's Church, Coffinswell.

The meeting ended at 9:06pm

Signed:
Chairman of Coffinswell Parish Council

Dated: