



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 MEETING OF COFFINSWELL PARISH COUNCIL TUESDAY 6TH APRIL 2021 AT 7:15PM VIA ZOOM

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

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

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

The Chairman opened the meeting at 7:19pm.

Thanks were given to Cllr N Orchard for erecting the new plaque and painting the gate at the well.

Congratulations were given to Cllr V Flower on his appointment as Chairman of Visit Devon. Apologies were received from Cllr A Dewhirst.

2. To declare any interests arising at this meeting.

None.

3. Approval to consider, amend as agreed by the Council and approve the minutes of the following meeting:

It was proposed by Cllr A Brent, seconded by Cllr N Orchard, and agreed by all to approve the minutes of the meeting held on Tuesday 16th March 2021, as a true and accurate record.

4. Finance

4.1 It was proposed by Cllr A Brent, seconded by Cllr V Flower, and agreed by all to approve the accounts for payment.

4.2 It was proposed by Cllr A Brent, seconded by Cllr S Avery, and agreed by all to approve the monthly / year end bank reconciliation.

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 this agenda that should otherwise be included:

It was agreed to cancel the yearly Zoom subscription.

6. Parish Matters

6.1 Current guidance states that from 7th May 2021 the parish council will need to return to face-to-face meetings. Alternative venues will be sourced if the Church is unable to accommodate us.

The Council adjourned for the following items:

7. Planning and Enforcement Public Question Time:

A period of 5 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 and Dacombe Parish Council.

Concern was raised about planning application 21/00596/VAR – Norman’s, Dacombe regarding the increase in roof height and overall size. There was general unease at the increased level of activity at the Norman’s site; including the emergence of a new postal address at the car park opposite: Clerk to get an update on all issues from TDC.

The Council convened to conduct the following business:

8. Planning Applications:

To comment on the following application:

21/00594/FUL – The Field, Footland Lane, Dacombe

Replacement wooden shelter

No objections

21/00596/VAR – Norman’s, Dacombe

Variation of condition 2 on planning permission 19/02331/FUL (agricultural building and hard standing) to enlarge, increase roof height and rotate building 90 degrees.

It was proposed by Cllr A Parkes, seconded by Cllr V Flower, and agreed by all that the parish council is unable to support the variation due to:

- concerns over the increase to the size of the barn in relation to the land it is destined to serve given that multiple changes of use have or are in the process of being changed from agricultural.
- the agents plans/submission does not indicate any of these other land uses which exclude specific agricultural usage, any pending proposals which may affect the accuracy of the information submitted or the other buildings provided on the total landholding and as such are not up to date or accurate.
- the application does not provide any rationale as to the need for the requested change in respect of its substantial enlargement, raised ridge height and orientation.
- the reorientation of the agricultural building will provide an enlarged curtilage and the Parish Council request that the application as amended provides an assurance that this area will not be utilised as a parking area for any of the customers/staff of the non agricultural businesses which operate on this landholding as a whole (without the submission of the necessary Planning application for this specific usage).
- the submitting agents’ dimensional detail for the agricultural building as shown on the application is inconsistent with errors.
- the application states that the agricultural building is part of Normans Farm, (as indicated on plan) however this appears to be incorrect. The residential building known as Normans Farm (Planning permission no 18/01844/FUL) and its land up to the location of the proposed agricultural building is in fact being used (let, leased or otherwise) by a company named Bales Farm Ltd which provides special need schooling and therapy dog use. It is our understanding that this usage is not legally defined as being Agricultural use and therefore the proposed Agricultural Building should not be shown as part of this business.
- with regard to the Approved Agricultural Building, which is now subject to this variation request, given that it is not part of the Bales Farm business (non agricultural), the plans submitted should in our opinion indicate the true extent of the agricultural land to which this building relates. This is important as the Parish Council understands that the grazing and agricultural usage on this part of the landholding is by a separate farmer and not that of the applicant themselves and as such may well have limited access to the land holding.
- whilst landscaping measures have been proposed, this extended agricultural building is within an Area of Great Landscape Value and as such this enlargement and reorientation will further highlight its visual impact within its valley setting.
- with this landscape in mind, this variation to the approved application should be considered with all the other development which has been undertaken, and those proposed within close proximity, by the current landowner and its overall impact on this area, especially when viewed from Orestone Lane side of the valley.

21/00707/CAN – Pebble Ridge, Coffinswell

Fell one cedar.

All agreed that insufficient information was supplied outlining why the tree should be felled; and that the decision should be left to Mr. Waddams, TDC Tree Officer.

21/00711/CAN – The Old Rectory, Coffinswell

Fell one cherry and coppice one yew at 1m height.

No objections

To note the following planning consent:

21/00154/FUL – Manor Farm, Dacombe

Temporary siting of one unit of holiday accommodation

Grant of conditional planning permission

The Council adjourned for the following item:

9. General Public Question Time:

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

The Council convened to conduct the following business:

It was suggested that the details of meetings needed to be more widely advertised and a notice put on the website clearly indicating how to join a meeting.

Further concern was raised about large lorries delivering grain locally and the impact that this has on the roads: the Chairman explained that this was dealt with at the last meeting and no further action could be taken.

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

Annual Parish Meeting - Tuesday 20th April 2021

The meeting ended at 8:48pm

Signed:

Chairman of Coffinswell Parish Council

Dated

Mrs Juliette Thompson – Clerk to Coffinswell Parish Council

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