

COFFINSWELL PARISH COUNCIL – MINUTES OF THE PLANNING MEETING
MONDAY 25 FEBRUARY 2019 – ST BARTHOLOMEW’S CHURCH, COFFINSWELL

Present: Cllrs Wills (Chairman), Brent and Parkes

Apologies: Cllrs Berry and Harrington

Also present: 4 members of the public

No	Subject	Comments
1	The Chairman will open the Meeting and receive apologies.	Cllr Wills opened the meeting at 19.04. It was RESOLVED to APPROVE the apologies of Cllrs Berry and Harrington.
2	To declare any interests arising at this meeting.	There were no interests declared.
	<i>The Council will adjourn for the following items:</i>	
3	<u>Public Question Time</u> : A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Council or other items that affect Coffinswell.	No members of the public wished to speak.
	<i>The Council will convene to conduct the following business:</i>	
4	To consider planning applications received: 18/01844/FUL Replacement dwelling (The Bungalow, Dacombe) (REVISED PLANS)	The following comments were made regarding the revised plans: <ul style="list-style-type: none"> - Concerns were raised regarding what the garden room is replacing as there was originally a much smaller building on a different position. Any additional buildings should only be used ancillary to the main dwelling - The height reduction of the garden room is appreciated; however, this will increase soil movement and this should be considered within the recommended development plan - Materials being used for the garden room should be more in keeping with the surrounding landscape - New drainage arrangement plans have not been made available and the Parish Council’s concerns regarding the application for a stable on the other side of the road remain. It is understood that the plans are to use the existing septic tank in the opposite field, but clarification is required as to whether this will be upgraded to a treatment plant given its age and lack of information within the plans. A new treatment plant should be located within the curtilage of the bungalow - Increase in boundary to the east side has been noted. It was RESOLVED that whilst the Parish Council had no objection to the application in principle, the outstanding points detailed above must be addressed by the planning authority, along with comments already raised previously when considering this application.
5	Outstanding Planning Enforcement Issues.	The Bothy – Having been in contact with the Environment Agency, they are aware of the soil movement and have visited the site. Works are being undertaken to create a Devon bank on the land. Furthermore, it appears that the owner contacted the Local Planning Authority beforehand and were told that no planning permission was required if the banks are no more than one metre in height.
6	To note the date of the next meeting: Thursday 21 March 2019 (Full Council Meeting).	It was NOTED that the council meeting would take place at 18.30, with the Annual Parish Meeting commencing at 19.30. The meeting was closed at 19.34.