

COFFINSWELL PARISH COUNCIL – MINUTES OF THE PLANNING MEETING
WEDNESDAY 28 NOVEMBER 2018 – ST BARTHOLOMEW’S CHURCH, COFFINSWELL

Present: Cllrs Wills (Chairman), Brent, Harrington and Parkes

Apologies: Cllr Berry

Also present: Rachel Avery (Clerk)
 District Cllr Mike Haines
 13 members of the public

No	Subject	Comments
1	The Chairman will open the Meeting and receive apologies.	Cllr Wills opened the meeting at 19.00. It was RESOLVED to APPROVE the apologies of Cllr Berry.
2	To declare any interests arising at this meeting.	It was NOTED that Cllr Parkes would abstain from application 18/02312/FUL.
	<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)	<p><i>Standing orders were suspended.</i></p> <p>Residents stated that the amended plans have not addressed their concerns; the ridge height remains the same and the design is not in keeping with the surrounding area</p> <p>Cllr Parkes had spoken to TDC, who have stated that the garden room is within the footprint of the building. There were concerns raised regarding outstanding permission for a second bungalow to the left of the current site, but it was NOTED that this permission would have lapsed some time ago.</p> <p>District Cllr Haines reported that any approval will be in line with the National Planning Policy Framework and the Local Plan.</p> <p>It was requested that DCC Highways should be contacted regarding access to the site. District Cllr Haines reported that there is an existing dwelling there and the entrance is already in situ, however it was NOTED that there was certain to be increased usage.</p> <p><i>Standing orders were reinstated.</i></p> <p>Cllr Wills stated that whilst development of this site was anticipated, the Parish Council can object to the application despite revisions, as the reasons for refusal remain.</p> <p>Cllr Parkes expressed concerns regarding the garden room, and he is unsure that it is sited within the original footprint.</p> <p>Cllr Wills PROPOSED REFUSAL. This was SECONDED by Cllr Brent and AGREED (4:0).</p> <p>Reasons for refusal were as follows:</p> <ul style="list-style-type: none"> • Dacombe sits within TDC’s Area of Great Landscape Value and this development is sited in a prominent position. The use of the materials remains unsympathetic to its surroundings and the height of the building will only elevate its position, making the building itself more prominent

<p>18/02312/FUL Use of land for Class B8 storage (Pathfinder, Dacombe)</p>	<ul style="list-style-type: none"> • The copse behind the building should be protected to ensure the significant landscape of the area is not lost due to development • The building seems out of the character in relation to the size of the site and its increase in surface area is deemed unnecessary • Additional garden rooms and large garage may be used for additional living space or even separately from the main house in the future, leading to overdevelopment of the site • The visibility splay of the current access is unlikely to be suitable for the increased use and there appears to have been no highway consultation. <p><i>Standing orders were suspended.</i></p> <p>The applicant provided a brief overview of the site, which he purchased in 1985. He ran a nursery business on the site, which has been phased out over several years. The land was sold to him with permission for three fishing lakes to include a shop and car parking. He was approached regarding caravan storage and started to provide this service; he applied for retrospective application to continue this business. Over five years, he has planted hedging and appropriate screening. He is not aware of any issues, other than one problem with a caravan which has been resolved.</p> <p>Residents in attendance stated that they felt the site was in a poor state and an eye sore. The site has been used by a landscape company and furthermore, been turned into an industrial site. The landscape company should never have been created, as it has always been land for agricultural use. The whole site is now hardcore and inappropriate for its location.</p> <p>It was NOTED that the application requests siting for 40 caravans and camper sites. There is a current licence for 5 hardcore and 5 for grass (awaiting confirmation of licence) in the summer months.</p> <p>Cllr Mike Haines has requested that the application go to committee should the officer be minded to approve it on the basis of the amount of complaints he has received over many years. A recent Certificate of lawfulness was refused, and this part of the site remains as agricultural land as it was the site of the polytunnels.</p> <p>It was NOTED that the polytunnels were removed as part of the planning application for the house that is now in the site.</p> <p>It was NOTED that there is an additional degree of commercial use, which has an approved certificate of lawfulness.</p> <p>The owner stated that his tenancy with Kerswell Gardens ended last year. He has purchased some land where the refrigerated vans will be stored. It was NOTED that the increased use of the roads around the site is not appropriate due to the rural location.</p> <p>The owner went on the stated that he is fair-minded and would happily discuss the site if he were approached in an appropriate manner. People have been onto his property with cameras which he feels is unacceptable. Residents stated that the purchased what was a pasture field and turned it into what it is now and is totally inappropriate.</p> <p><i>Standing orders were reinstated.</i></p> <p>Cllr Wills stated that he could not support the application based on what has been said. Therefore, he PROPOSED that the application be REFUSED. This was SECONDED by Cllr Brent and APPROVED (3:0). Reasons for refusal were as follows:</p>
--	---

		<ul style="list-style-type: none"> • The site is within an Area of Great Landscape Value and is not in keeping with its surroundings • Surrounding road infrastructure is not suitable for such large-scale industrial use and increased traffic • The Parish Council do not support the change of use of land from agricultural to its current use, which remains green field and not brown field as stated in the application • The application states that there is no water course within 20m, which is not the case.
5	Outstanding Planning Enforcement Issues.	Cllr Harrington reported that planning permission for Connybeare Wood was refused in 2012. It was NOTED that this would be forwarded to District Cllr Haines and the enforcement officer.
6	To note the date of the next meeting: Thursday 17 January 2019 (Full Council Meeting).	This was NOTED. The meeting was closed at 19.56.