

Newton Poppleford & Harpford Parish Council
Minutes of the Planning Committee Meeting held on 08 September 2016
in the Pavilion at 19.30

Present: Cllrs: Jeffery (Chair), Lipzyncki, Ranger, Kemp, Walker, Tillotson, Zirker	Actions
Apologies: Cllrs: Coppel, Downen, Burhop, Clarke, Clerk	
In attendance: Members of the Public	
Declarations of Interest None	
OPEN SESSION	
The public were invited to speak when each application was discussed.	
COUNCIL MEETING	
<p>1. Minutes of the meeting on 14 April 2016 No comments. Proposed: Cllr Zirker, Seconded: Cllr Walker, Vote: Unam, Tillotson abstained.</p> <p>2. Minutes of the meeting on 26 May 2016 No comments. Proposed: Cllr Ranger, Seconded: Cllr Jeffery, Vote: 2 voted to agree the minutes who were present at that meeting, others abstained.</p>	
<p>3. Planning Application – 16/1973/RES. Hillside Burrow Applications is an improvement on the last version. A single detached property is proposed, which will be less intrusive. Parish Council supports the application. Proposed: Cllr Jeffery, Seconded: Cllr Lipzyncki, Vote: Unam.</p>	A
<p>4. Planning Application – 16/1830/FUL. Mouse Hall. Mr and Mrs Campbell spoke to object to the application. Sam spoke on behalf of the application. Parish Council objects to the application on the basis of the increased scale and height of the proposed design relative to neighbouring properties and the negative impact it would have on the amenity of neighbouring properties. The Parish Council would like to see a revised application that is more in keeping with the area. It was noted that planning permission on surrounding properties was given on the basis of ridge heights not exceeding existing properties. Proposed: Cllr Lipzyncki, Seconded: Cllr Tillotson, Vote: Unam. 1 abstained.</p>	A
<p>5. Planning Application – 16/1883/FUL. Ridgeway, Littledown Lane Mr and Mrs Hill, and Mr and Mrs Lass spoke to object to the application. The application proposed a significantly increased replacement property, where the ridge height would be increased. The new property would be close to the boundary. It is not clear if trees and hedges would be removed in the process. Parish Council members will visit the site in the next week and agree their response.</p>	A
<p>6. Planning Application – 16/1955/CM. Venn Ottery Hill, Quarry, Venn Ottery Production at the quarry will slow down as less material than expected will be extracted. It was confirmed that quarrying will stop in December 2016. This application is for changes to conditions 3 and 19, due to the change in profile of the site from less material being removed.</p>	

<p>Parish Council will submit the following comments to the consultation: Parish Council supports that quarrying will stop in December 2016 and look forward to a fully restored site. The Parish Council would like the following issues addressed as part of the restoration and repair: (1) Bridle way: this was gifted to the area and is now under the responsibility of Devon County Council, however the bridle way is waterlogged due to the water from the quarry. The quarry should ensure that no further damage will occur to the bridleway and that measures are taken to improve the bridleway for daily use. (2) The road from the quarry up to the West Hill road should be fully resurfaced, it has had various patching up over the years but has received substantial damage and needs proper reparation (3) The pond on the quarry site on the south side regularly overflows across the road and into the ditches, especially when rainfall is high. (4) Significant water flow from the quarry into the Southerton stream caused 6-8 inches of soil to be deposited on the road through Southerton, please can we be assured that measures have been put into place to stop this from happening again. (5) As part of the restoration of the site it would be beneficial to the community to install a permissive bridleway and footpath around the quarry site.</p> <p>Parish Council supported these comments to be submitted to DCC. Vote unam.</p>	<p>A</p>
<p>7. Planning Application – 16/2045/FUL. High View, High Street Application is for 3 minor extensions to the property. A neighbour present supports the application. Parish Council supports the application. Proposed: Cllr Jeffery, Seconded: Cllr Kemp, Vote: Unam.</p>	<p>A</p>
<p>8. Planning Application – 16/1771/COU. 6 Greenbank, High Street Change of use from restaurant to residential property. Parish Council reluctantly supports the application as it will be a shame to lose such a good restaurant in the village. Proposed: Cllr Jeffery, Seconded: Cllr Tillotson, Vote: Unam.</p>	<p>A</p>
<p>9. Consultation on the draft Villages Plan The Villages Plan guides decisions on new developments in villages. It defines the Built up Area Boundary (BUAB). Inside the BUAB new houses will be generally acceptable. Outside the BUAB houses will be acceptable in special circumstances. Consideration has been given to reducing boundaries in some villages (including Newton Poppleford) where it is difficult to access local services easily on foot or by bicycle. The Parish Council supports use of the Preferred Approach Boundary as identified in the Newton Poppleford Higher Quality Map with the following amendments: (1) the western edge of the boundary stops at the mini-roundabout in Newton Poppleford due to the difficulty of access from the west side of the village (2) the southern edge around the planning site for land near King Alfred Way should be consistent with the approved outline planning permission (13/0316/MOUT). The boundary is currently incorrect on the Villages map provided.</p>	<p>A</p>
<p>Closure - The meeting concluded at 21.00.</p>	
<p>Chairman</p>	<p>Date</p>