

BUCKFASTLEIGH TOWN COUNCIL

Minutes of the Planning, Environment and Transport Meeting held on 6th December 2017.

PLEASE NOTE THAT THIS MEETING WAS NOT QUORATE AND ANY DECISION FROM THIS MEETING IS NOT LEGALLY BINDING.

Present: Councillors Janet Jones (Chair), Mark Maish, Andy Stokes and Judith Hart (Town Clerk)

In attendance: 1 member of the public with reference to planning application no. 0556/17

Part I (Open to the Public)

17/110. Questions raised by the public:

Planning Application 0556/17 Proposed: Change of use of annexe to holiday let at Leat Orchard, Grange Road, Buckfast – Agenda Item No. 6. was brought forward by the Chair.

The applicant expressed her concern that there appears to be some misunderstanding concerning the proposed development. Permission is sought for the 1-bedroom annexe to be used as a holiday let and this does not include the whole house. The annexe can accommodate 2 people on a self-catering basis and guests would not have access to the owner's private rear garden.

Objections have been received by the planning authority from neighbours expressing concerns about guests parking on the road, potential noise disturbance and accusations that the house will become a hotel. The applicant does have occasional Airbnb guests in the main house, but there are no plans to submit another application for change of use to a guest house.

Members noted that any allegations of noise nuisance by neighbours should be referred to Environmental Health.

Decision: Members support this application as there is a need for holiday accommodation in the parish, provided that an off-road allocated parking space is provided. This application refers only to the annexe accommodation and many of the complaints sent to Dartmoor National Park Authority are not relevant to this application.

The applicant left the meeting.

17/0076 Proposed: Tree works at Hamlyns Way

Decision: No objection

17/111. Apologies for absence: Cllrs Linus McCloskey, Pam Barrett, Pamela Forbes and Ron Fox.

17/112. Declaration of Interests: None

17/113. To approve & sign as a correct the Minutes of the Planning, Environment and Transport Committee meeting on Wednesday 1st November 2017.

Minutes to the meeting held on 1st November 2017 to be deferred until the next quorate meeting.

17/114. Review of actions from previous meeting:

The Clerk confirmed that the Fire Service do not report vehicle obstructions to the police when they are attending a call-out and deal with this issue in whatever method is deemed appropriate at the time to save lives.

Cllr M. Maish: The restrictions on parking within Buckfastleigh need to be reviewed to help alleviate this increasing problem.

17/115. Planning Applications received after Agenda set: None

17/116. Whitecleave Quarry update:

The Clerk advised that there has been a delay regarding the response to the Stage 2 complaint sent by the Town Council on 25th October 2017 and that Devon County Council (DCC) have not given any indication as to when the investigator will be in a position to respond.

A new planning application - DCC/4032/2017 to extend the temporary permission for the quarry operator to continue to remain on the site, as detailed in planning permission 15/01695/DCC, was received on 28th November 2017 and this will be discussed at the December Town Council meeting. Members however, expressed their disappointment that DCC have not enforced the conditions they placed on the operator which have consistently been breached.

Action: Clerk to request an extension for comment by the Town Council as it was agreed that 21 days is not adequate notice to read and consider the associated documents when DCC will not be determining this application until 26th February 2018.

17/117. To discuss the planning, management and communications issues for projects which are within the remit of this committee:

The community landing site at the football ground for Devon Air Ambulance is complete.

The solar panels will be installed at the swimming pool in February/early March.

Action: Cllr Andy Stokes to request a new quote for the proposed installation to the Town Hall and it was noted that the additional funding required to complete this project will be met from the Community Infrastructure Levy payment received from Teignbridge District Council.

Members agreed that this committee should pursue all the issues around parking in Buckfastleigh in 2018.

The future relevance of the planning committee was discussed, and it was acknowledged that the recommendations from these meetings to the respective planning authorities generally have no influence on their decisions. The Members present however, agreed that this committee continues to be relevant with respect to the other varied agenda items such as highways.

Decision: The future of the planning committee to be discussed further at the December Town Council meeting. It was highlighted that the Councillors have many meeting commitments which could possibly be eased by fewer Town Hall trustee meetings in favour of a new Town Hall management committee.

17/118. Correspondence: None

17/119. Items requiring urgent attention: None

Meeting closed at 10.35am