**Ide Parish Council**

**DRAFT MINUTES OF A MEETING OF IDE PARISH COUNCIL PLANNING COMMITTEE HELD ON 13 August 2018**

**Attended by:** Councillors Pete Bishop, chairman, Barry Hooking, and Sarah Tiley

**In Attendance:** Mel Liversage, Clerk and 1 member of the public

**Declaration of recording:** No recording undertaken

**Public Participation:** 1 member of the public declared their interest in planning application no **18/01259/FUL** and gave some background information to the application.

The meeting commenced at 7.10 pm

**1. Apologies:** Councillors Lake and Connett

**2. Declarations of interest:** No interests declared

**3. Minutes of previous meeting: T**he minutes of the planning section of the IPC meeting held on 25 July 2018 were duly signed and approved.

**4. New application: 18/01259/FUL 13 The Hams,** Ide –Two storey side and single storey rear extension. There have been no objections logged on the TDC website, the application was discussed and measured against Teignbridge District Council policies WE8, S1 & S1A. The committee are happy to support this application with one caveat - the issue of the shared drain, whose exact location is unknown, this should be resolved before work commences. After heavy rain, there have been flooding instances at this end of The Hams in previous years.

**5. Update on current applications: 17/02835/FUL-** Sculpher Photography, Fore Street – demolition of existing industrial building and erection of a dwelling. Still awaiting applicant’s flood plan

**18/01024/MAJ Springwell Nursery Ide** Erection of new Garden sales area building including café/restaurant, storage/warehouse. New public car park and turning area.

The chair updated committee on application: Two objections by parishioners have been received by TDC citing scale of proposal, traffic issues and visual impact. TDC have asked for a full flood/drainage plan. The Highways Authority had also submitted a consultation document, which stated that they did not feel there would be increased traffic danger as a result of vehicles accessing the proposed garden centre. Highways did however state that the walking and cycle route to this development would need to be upgraded between the roundabout at the A30 junction to the entrance of Springwell. The footway would need to be widened to 3m to ensure a safe and suitable access for all users. These works should be secured through a S106 agreement. Therefore, a plan would need to be put forward to show these works as part of the proposal, prior to the Highways Authority making a recommendation.

**18/0009/REF Land of Polehouse Lane -** farmworkers accommodation appeal – report on meeting held on 7 August 2018. Pete Bishop, as chairman of Ide PC attended informal meeting at Forde House.

Those present were Tom Bristow, the inspector from the HMG’s Planning Inspectorate, Claire Boobier, TDC Planning Department, Michael Stevens, the appellant, Glenn Cocker, employee of XL Planning, agent acting on behalf of the appellant, Chris ? ? ? , farm manager employed by appellant.

Mr Bristow asked full range of questions regarding factors influencing the decision made by the local planning authority (TDC) to refuse permission. Mr Bristow had briefed himself fully, having studied the various documents relating to both the original application and the appeal in full depth. He was, therefore, aware the existence of Policy IDE07 from Ide NP, which had not been a factor when the original application was made and decided upon. PB re-stated IPC objections i.e the availability of suitable accommodation nearby; concerns by villagers re over-development activities of applicant; authenticity of claim by applicant that there is need for full-time employee to be on site.

PB asked when the Planning Inspectorate would make their decision known, and was told that it would take up to 10 weeks. The meeting lasted from 10:00am until 12:30pm, after which there was a site visit, which PB did not attend as he was not able to do so.

**6. Updates on decided applications:** No further updates to report

**The meeting closed at 7.30 pm**

**Date of next meeting: 19 September 2018** at 6pm, at The Hub, unless otherwise advised.