**Ide Parish Council**

**Minutes of the meeting of Ide Parish Council Planning Committee**

**Held on 19th July 2017**

**Attended by**: Pete Bishop (Chairman) Barry Hookins, Sarah Tiley

**In attendance**: Rose Saunders, Clerk

There were three members of the public present

**Declaration of recording:** There was no declaration made but it was apparent that the meeting had been recorded on a resident’s phone

**Public participation:**

A statement was read out by a resident speaking on behalf of others\*, asking the committee to reject the application **17/01346/FUL** for the erection of a temporary agricultural workers dwelling at “Land off Polehouse Lane, Ide”.

\* *I have since been asked to clarify that the resident was speaking on behalf of the* ***Ide Campaign Group*** *– RS, Parish Clerk 7/8/17*

He spoke of the concern that permission for a temporary dwelling would in future lead to permanent development; the site is in an area designated as an AGLV; and the need to accommodate an agricultural worker could be met by renting a property locally, or by provision of a caravan.

A second resident voiced her concerns about the impact on the area of further development and questioned what the barn is to be used for.

1. **Apologies**: n/a
2. **Minutes of previous meeting:** The minutes of the meeting held on 5th June 2017 were approved as being a true record of that meeting.
3. **Update on previous applications:**

**17/00725/FUL** - Sculpher Photography, Fore Street, Ide - Demolition of existing building and construction of a dwelling

Supported by the committee but rejected by TDC due to concerns about retaining the site for employment use, and flood risk assessment.

**16/01723/FUL** - 2, Crossview Terrace, Ide - Single storey extension to front elevation

Supported by the committee but rejected by TDC as the extension would not be in keeping with the other properties in the terrace.

**17/01093/FUL -** The Forge, Drakes Farm - Single storey rear extension.

Supported by the committee and approved by TDC.

**17/01250/FUL -** The Old Mill, 20 High Street - Two storey rear extension.

Objected to by the committee due to the scale of the extension, which would block the views from the High Street to the open fields. Awaiting decision.

1. **Consideration of the following applications:**

**17/01346/FUL** – Land off Polehouse Lane, Ide – Erection of a temporary agricultural workers dwelling

(This application is for a three-bedroomed structure to be placed in the grounds of the barn which has been built beside/above the A30 roundabout).

The committee questioned the need for 24/7 attendance on site for the care of the livestock. It would be a large overhead for such a business, considering there is rental property available in the near vicinity, being close to the Alphington Interchange. Concerned that the temporary structure would be subject in the future to an application to be made permanent as with the recent barn conversion along the C50. What would the timescale be for change of use?

Need to ask TDC for more details from an agricultural basis.

The Pre-submission version (July 2017) of Ide Neighbourhood Plan aims to protect the Ide Gateway from development

Not convinced of the need for such a property.

The committee unanimously objected to this application, and will request that TDC take it to the full planning committee for consideration.

Residents are encouraged to post their comments on this and any application via the TDC website teignbridge.gov.uk/planning

The three residents left the meeting prior to the discussion of the next application:

**17/00002/FUL** - I New Whiddon Cottages, Halscombe Lane – Two storey rear and single storey side extensions

The current property is very small and the request for an extension is understandable. It has been sensitively designed with due consideration for the neighbouring property.

The committee unanimously supported the application.

The meeting closed at 6.50pm

**Date of next meeting**: Wednesday 20th September 2017 at 6pm, at The Hub, unless otherwise advised.

Signed…*P Bishop*……………………… Date…*16th August 2017*