**Ide Parish Council**

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

**Held on 20th September 2017**

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

**In attendance:** Rose Saunders (Clerk), Councillor Kevin Lake (TDC)

There were eight members of the public present.

The chairman welcomed everyone to the meeting, and reminded members of the public that Ide Parish Council has no power to grant or refuse planning permission, but can only make comments upon a planning application to Teignbridge District Council.

**Declaration of recording**: nil

**Public participation:**

Objections to planning application **17/02148/FUL** for a new dwelling at 5 The Green, Ide were voiced by four residents of properties neighbouring the plot. The main issues of concern are:

* Loss of privacy
* Access between the site and the road
* Loss of two off-road parking spaces in an already congested area
* Drainage
* Size of proposed building has increased in size since outline planning permission was granted
* Out of keeping with existing properties
* Proximity to existing properties – TDC ground plans do not show all house extensions.

The applicant responded by explaining that he is aware of the friction the plans have caused. He bought the plot in all good faith, wanting to build a “home for life”, and for his family to become part of the village.

He appreciates the need for privacy. There will be a vehicle turntable so there will be no need to reverse onto the road. There will be a soakaway for rainwater, and planting will encourage wildlife. He confirmed that the family have just one car.

The site has the right of un-encumbered access across the drive adjacent to 6 The Green. Local housing is of an eclectic mix of styles, both modern and historic.

The meeting commenced at 6.22pm

1. **Apologies – n/a**
2. **Declarations of interest** – n/a
3. **Minutes of previous meeting:** The minutes of 16th August 2017 were approved as being a true record of that meeting.
4. **Consideration of new application 17/02148/FUL** – 5 The Green, Ide – New dwelling

All three councillors had studied the application in detail previous to the meeting. The chairman ran through the various aspects of the application to be considered. It is a small-scale infill development in line with Policy IDE01 of the Neighbourhood Plan, with outline permission approved by Teignbridge District Council in 2015. It was not felt that the proposed dwelling constituted ‘shoe-horning’ into a small site as the application stated that it would only occupy 21% of the site area. The question of ownership of the drive and access to the site led to an exchange between Councillor Hookins and a member of the public, as the committee sought to confirm that the applicant had un-encumbered access to the site of the proposed dwelling.

Councillors discussed the objections listed above, the design of the proposed dwelling, and voted by three votes to nil to support the application but with the conditions that TDC:

* Examine closely any possible issues regarding privacy/proximity of neighbouring properties (including raising point that TDC plans don’t show recent extensions to nearby properties)
* Confirm that Devon Highways have no issues regarding undue risks to road users and pedestrians.
* Establish that the proposed turntable is a workable solution (note: a member of the public at the meeting stated that the presence of drainage pipes below ground would prevent its installation).

1. **Consideration of new application 17/02178/FUL** – 5 Crossview Terrace, Ide – erection of two-storey rear extension

Having studied the plans for the proposed extension, together with TDC Local Plan Policy WE08 regarding extensions, Councillors said that they were happy with the design, noting in particular that it had sought to minimise loss of privacy to neighbouring properties, and that it would not occupy undue amenity space at rear of the property. They voted to support this application, although they felt that it was possible that TDC would refuse the application as it was two storey.

1. **Update on previous applications:**

**17/01941/FUL –** Land adjacent Fordlands & Pentire – Change of use of land & erection of a new workshop/storage building for construction, display and sale of garden furniture

Ide Planning committee objected to this application - awaiting decision from TDC.

Due to the nature and number of objections put forward, Councillors Kevin Lake and John Goodey have asked that it be called in to full Planning Committee at TDC.

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

Ide Planning Committee objected to this application, and Ide Parish Council chairman Dr Nick Bradley had spoken against the application at TDC planning council - application refused by TDC on grounds that viability of business and need for accommodation not proven.

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

Ide Planning Committee objected to this application. An amended application has been approved by TDC, featuring a slight reduction in the height of the roofline plus a change to an apex rather than single-slope roof design.

**1701829/FUL** – 3 Fore Street, Ide – Rear two-storey extension with single storey link to existing outbuilding and new first floor side window

Supported by Ide Planning Committee– awaiting decision from TDC

1. **Date of next meeting**: Wednesday 15th November 2017 at 6pm, at The Hub, unless otherwise advised.

**Signed: Date:**