**Paper 1**

**Ide Parish Council**

**DRAFT MINUTES OF A MEETING OF IDE PARISH COUNCIL PLANNING COMMITTEE HELD ON 20 JUNE 2018**

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

**In Attendance:** Mel Liversage, Clerk and 2 members of the public

**Declaration of recording:** No recording undertaken

**Public Participation:** 2 members of the public declared their interest in planning application no **18/010082/FUL** and gave some background information to the application.

The meeting commenced at 7.10 pm

**1. Apologies:** No apologies

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

**3. Minutes of previous meeting:** The minutes of 14 March 2018 were signed

**4. New application: 18/010082/FUL** 28 High Street, Ide –Replacement shed and change of use to Dog Grooming. The planning committee measured the application against the planning criteria, and feel it is right to support this application, taking particular note of Teignbridge Local Plan policy EC4 'working from home'.

We do, however, have one area of concern. The village, as elsewhere, suffers from problems with traffic and parking. The applicant states that on average there would be four customers per day. Assuming that customers arrive by motor car, which we believe to be a fair assumption, should business be such that this figure of four was exceeded by any measure then that would be to the detriment of the local amenity. We would hope that the views of Ide Parish Council would be taken into account by Teignbridge District Council and the applicant regarding this application.

**5. Update on current applications: 17/02835/FUL-** Sculpher Photography, Fore Street – demolition of existing industrial building and erection of a dwelling. **Still** **awaiting Flood Risk Assessment**

**6. Updates on decided applications:**

**17/01941/FUL** – Land adjacent Fordlands and Pentire – Change of use of land and erection of a new workshop/storage building, display and sale of garden furniture **Refused for the following reasons**1. The proposed development is not a site allocation for employment and would result in the development of the open countryside of a scale and type that is not readily accessible by public transport and would affect the character and qualities of the landscape. The proposed application is therefore contrary to Policies S22 (Countryside), EC3 (Rural Employment) and EN2A (Landscape Protection and Enhancement) of the Teignbridge Local Plan 2013-2033; and

2. The proposed development lies in a prominent village edge location in the main approach to the village; in an area designated as an Area of Great Landscape Value in the Teignbridge Local Plan and adjacent to an area identified as a Gateway Enhancement Area in the emerging Ide Neighbourhood Plan. The proposed development by virtue of proposed building and associated commercial activity and widened road access and traffic movements would have an industrial character that would have an adverse impact on the rural setting of the Ide village and would erode the landscape and visual amenity of the area from the C50 highway and College Lane. This development is contrary to Policy S1A (Presumption in Favour of Sustainable Development), S1 (Sustainable Development Criteria), S2 (Quality development), and EN2A (Landscape protection and enhancement) of the Teignbridge Local Plan 2013-2033 and Policy IDE07 of the emerging Ide Neighbourhood Plan 2016-2033 referendum Version (May 2018)

3. The proposed development would have a negative impact on the character of College Lane to the detriment of the character and appearance of the Ide Conservation Area and the setting of grade II listed buildings at ‘The College’. The proposal is therefore contrary to Policy EN5 (Heritage Assets) of the Teignbridge Local Plan 2013-2033, Section 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and guidance contained within the National Planning Policy Framework.

4. Insufficient information has been submitted to demonstrate that the proposed use of the workshop and associated commercial activity and vehicular movements within the site would not have a harmful impact on residential amenity. The proposal is therefore contrary to policy S1 d/ and e) of the Teignbridge Local Plan 2013-2033.

5. The site is accessed from the C50 Highway which is a 60 MPH road. The visibility splay details set out in in drawing number:PL/17/VIS.splay details/01 rely on land which is not within the applicants control and therefore the requirement to maintain the splay with no obstruction above 600mm cannot be provided or maintained in perpetuity. The use of the access is therefore not considered to be safe and the development is therefore contrary to Policy S1 b) of the Teignbridge Local Plan 2013-2033**16/03360/MAJ** Springwell Nursery, Old Ide Lane. Variation of condition 2 on Planning permission 11/08844/MAJ to alter external appearance of building. **Variations granted subject to conditions -** the original building is still standing and this matter has gone to the enforcement division of Teignbridge District Council.

Meeting closed at 7.30pm

**Date of next meeting: 25 JULY 2018** at 6pm, at The Hub, unless otherwise advised.