

Ide Parish Council

MEETING OF IDE PARISH COUNCIL PLANNING COMMITTEE 28 May 2020 at 7.00pm by Skype audio link during Corona virus lockdown

There were no members of the public and no recordings were undertaken

Present: Councillors Pete Bishop, chair, Rachel Herbert, Mark Thomas and Nick Bradley

In attendance: Mel Liversage, clerk

1. Apologies: None

2. Declarations of interest: None

3. Minutes of previous meeting: A paper copy of the minutes of 21 May 2020 were agreed and signed; they will be hand delivered to the clerk's home.

4. Planning Matters. Planning Committee Chairman (PB)

4.1 New applications:

20/00668/MAJ Land at NGR 289535 90312 Station Road IDE Change of use to recreational ground

20/00669/MAJ Land at NGR 289535 90312 Station Road IDE Single storey sports pavilion and associated Car Parking

The planning committee members debated both these applications, and Councillor Bradley described the stages of these applications to get the plans to submission for planning permission.

The village's lack of recreational space, and associated green infrastructure, has long been an issue for its residents, as evidenced by the results of the public consultation exercise carried out for Ide's Neighbourhood Plan (made date September 2018).

The results of the public consultation (2014) on this topic were summarised as follows:

"Regarding play facilities, most people believe they need improving. There should be more facilities for the older children such as a permanently accessible MUGA. Sports facilities are very inadequate. Almost everyone agrees that more are needed. Sports provision inspired strong views. Bigger schemes were also envisaged with a sports pavilion, new football pitch/running track that would go some way to providing adults and children with a venue for evening and weekend activities"

The made Ide Neighbourhood Plan has two policies that relate to the two applications in question, being **Policy IDE04 - Sports and Recreational Facilities**, and **Policy IDE05 – Weir Meadow**.

Discussions with the owners of the land, the Church Commissions have taken a long time to progress the purchase of the proposed site, with issues over access difficult to resolve. A pre-planning discussion with the architect, Peter Leaver of David Wilson, architects and Peter Thomas, planning officer from TDC had enabled the application to be submitted in this form. Two public meetings with residents in February this year, had shown the unqualified support for this major facility for the village. Many of the village groups have donated funds, and some fundraising events were held to cover the professional costs of the architect, solicitors and associated fees. Three members of the working group have also given their professional reports needed to support the application, on a pro bono basis. These being, Julian Perrett, on the conservation matters, Stuart Brooking, trees and Richard Cloke, a flood risk assessment.

The Committee voted unanimously to support both applications.

20/00623/MAJ – Stevens Farm Ide - Change of Use to Skip and Plant Park with associated hardstanding

Ide Parish Council opposed to a change of the site's use to a skip and plant park on grounds of:

- the essential rurality of the area and environment as set out in Ide Neighbourhood Plan: the site is immediately adjacent to the Ide Gateway Enhancement Area.
 - the farm is in an Area of Grand Landscape Value [AGLV]
 - this change would introduce an industrial, commercial character and precedent to this rural, village area.
 - access to and exit from the site immediately off the roundabout is unprotected and presents a traffic hazard.
- 4.2 Updates on current applications. **AWAITING A DECISION**

20/00621/MAJ Pynes Farm, Ide Conversion of four existing agricultural buildings to two dwellings, demolition of remaining barn buildings and replacement with eight dwellings including associated landscaping, parking and associated access works. This is a major application and was discussed at the full council meeting on 13 May 2020. It falls within the Ide Neighbourhood Plan, and the Parish Council were minded to support the application. **AWAITING A DECISION**

20/00469/FUL Maple House Old Ide Lane – Conversion and Extension of existing garage to form a granny annex. The Planning Committee had discussed this application, and was happy to offer its support of the proposal, conditional upon the issue stated by your Tree Officer, Mr Waddam, involving a tree adjacent to the proposed garage conversion being satisfactorily resolved. They commented that they would also hope that this conversion, involving a new area of roof, might to be equipped with solar panelling in line with Teignbridge District Council's commitment to reduce carbon emissions through renewable energy solutions on properties within the district.

AWAITING REPORTS

18/01024/MAJ Springwell Nursery Ide Erection of a new Garden Sales Area Building including Café and Restaurant, Storage Warehouse, New Public Car Park Area. **AWAITING A DECISION.**

20/00203/FUL Cobbe House Station Road – Replacement of Porch **AWAITING A DECISION**

19/01896/ Ide Blacksmith Cottage, 1 Fore Street – single storey extension. Refurbishment of existing rear extension including new doors and windows, re arrangement of existing PV panel on roof. There will be a new application submitted in due course

5.3 Decided Applications – 20/00390/AGR HOLCOMBE BURNELL Springfield Bakers Hill
Agricultural Storage Shed **GRANTED**

Parking in the High Street, Fore Street and The Hams: an article will be published in the Ide Times, asking for consideration when parking in these narrow areas, by keeping tightly to the pavement at the pinch points.

Removal of a dead Rowan tree, and a replacement in the Hams, is under discussion with the residents, Teign Housing, TDC and DCC.

The next meeting of the **Planning Committee** is on 15 July 2020 at 6pm, probably via the Skype platform. To view planning applications, go to www.teignbridge.gov.uk/planning and search using the address or reference number.

The meeting closed at 19.28pm