

## Ide Parish Council

### **DRAFT MINUTES of IDE PARISH COUNCIL Extraordinary Meeting 9 September 2020 at 7.30pm by Skype audio link.**

There were 5 members of the public present and no recordings were undertaken. This application was brought to the full Parish Council meeting as IPC planning committee Terms of Reference state that applications for more than one dwelling are brought to a full PC meeting for deliberation. The members of the public present were invited by IPC chair to speak before the meeting commenced and he informed them that they would be invited to ask questions at the end of the discussions by the councillors.

**Present:** Nick Bradley, chair Ide PC, Pete Bishop, chair of planning committee, Andy Swain, Mark Thomas, Jessica Paine, Paula Burton Perrett, Ben Ervine

**Attended:** by Mel Liversage, Clerk

**1. Apologies:** Rachel Herbert

**2. Declarations of interest:** None

**3. Minutes of previous meeting:** The draft minutes of the Planning Committee meeting held on 27 July will be presented for approval at the next planning Committee meeting which will be held on 15 September 2020

#### **4. Planning Matters. Planning Committee Chairman (PB)**

**4.1 New applications: 20/00615/FUL** - Land opposite Chillies, College Lane, Ide - five dwellings with garages and creation of new access.

After inviting each councillor to put forward their views on this application, there was a unanimous decision by the Councillors present, to object to this planning permission for the following reasons:

- The proposed site is in an of “**Area of Great Landscape Value**” and within Devon County Council’s “**Western Slopes**”. This application conflicts with **Teignbridge Local Plan Policy ENZA (Landscape Protection and Enhancement)**.
- The application is contrary to Policies **IDE01 (Residential Development in Ide)** in the **Ide Neighbourhood Plan**, made September 2018 and **Teignbridge District Council Local Plan 2013-2033** which include policies numbered **S1(Sustainable Development)** and **S2, S21(villages), S21(Provision of affordable housing, employment, services, facilities, environmental enhances) S21A (Settlement Limits) and S22(Countryside)**
- The proposed development fails to satisfy TDC Local Plan conditions **S7 (Carbon Emissions), and S9 (Sustainable transport)**
- It does not meet **WE2 (Affordable Housing Site Targets) or WE11 (Green Infrastructure)**
- The development will add to the flooding risk in Ide, as it is situated above the village and draining into Fordlands Brook, which flows through the village see Policy no **EN4 (Flooding Risk)**
- The development will affect Policy **EN9 (Important Habitats and Features)**
- The area has a number of **Protected and Priority species** as specified in Policy number **EN11**
- The development will impact negatively upon the woodlands and hedgerows under Policy number **EN12 (Woodlands, Trees and Hedgerows)**.

Concerns raised by the residents and Councillors present at the meeting included the following:

- Impact on the landscape, skyline, wildlife and diversity
- Impact on rurality of the Parish and that it is out of character with the area
- Loss of green space and productive agricultural land
- Effect on traffic, access and safety, and a need for car dependency contra to climate emergency pledges

- It does not include information re carbon impact, water runoff or the effect on wildlife.
- Concern re the increased flooding risk in Ide and Alphington
- The effect on listed buildings in College and Ford area
- The setting of a precedent for further development in open countryside areas
- The impact on local businesses

The next meeting of the **Planning Committee** is on Tuesday 15 September 2020 at 8pm, and the next IPC bi-monthly meeting is on 16 September 2020 by Skype, unless otherwise advised. To view planning applications, go to [www.teignbridge.gov.uk/planning](http://www.teignbridge.gov.uk/planning) and search using the address or reference number.

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