**Ide Parish Council**

IPC Planning Committee meeting, was held at **8.00pm on Wednesday 7 October 2020** by remote Skype platform

T**his meeting was not recorded for audio or video purposes**.

Public Participation before the Parish Council meeting using Skype

There will be a period set aside for public participation using Skype prior to the start of the Parish Council meeting, along the same lines as when the Council meets in person. Residents are invited to give their views and question the Parish Council on issues on this agenda, or raise issues for future consideration, at the discretion of the Chair.

How to attend a Parish Planning Committee meeting remotely using Skype

Covid-19 restrictions mean that we continue to meet remotely, in public, using Skype. You can speak at or attend a meeting as a member of the public by installing Skype on a smartphone or a computer with audio and microphone. Please contact us at least 24 hours ahead, using the details below, and we will add you to the Skype meeting guest list.

For a Parish Council Planning Committee meeting, contact Pete Bishop at pete.idepc@gmail.com or on 0771 778 5760.

 **IDE PARISH COUNCIL PLANNING COMMITTEE 7 October 2020**

**1. Apologies:** No apologies received

**2. Declarations of interest:** None

**3. Minutes of previous meeting: T**he minutes of 15 September 2020 were approved

4. Planning Matters:

4.1 Revised applications

 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. We were asked to comment on changes now submitted.

 We welcome the proposed affordable housing provision.

1. The redesign of the courtyard area to better reflect the site’s farmyard origins is a positive change.
2. Alterations to the eastward-facing elevation of the proposed development are an improvement over the original design.`
3. Carbon reduction plan: As related in our original comments, made in May 2020, the applicant’s carbon reduction plan is not fit for purpose, yet we are not aware of any revised plan having been submitted. We strongly feel that the proposed development should not proceed until a satisfactory carbon reduction plan is submitted by the applicant.
4. The Transport Plan continues to cause us concern:

Whilst adding double-yellow lines will improve visibility, the applicant has not stated how parking spaces lost by this provision will be made good. Parking is a major issue within the village. N.B. The applicant owns land which adjoins the eastern end of the public car park at the top of the village.

There is a clear need for there to be safe pedestrian access to and from a Pynes Farm housing development. We still have concerns, however, over the proposed road width being only 3.5m at the entrance area to the site. Featuring on the agenda of a number of full meetings of Ide Parish Council in recent years has been the issue of problems encountered by local farmers needing to travel through the High Street – agricultural vehicles are much wider nowadays and problems are already being experienced with road width.

Opposite Pynes Farm are the entries to no. 84 and to Pynes Orchard. The residents of no. 84 have concerns over safely entering and exiting their property, whilst safe pedestrian access is of great importance for future visitors to Pynes Orchard, which is in the process of becoming a publicly accessible community project.

During the construction of the proposed development deliveries of materials will need to be made. In our original comments we advised that deliveries should not be made during school run periods, primarily for the safety of children and parents/carers going to and from school, but also because it is a very heavily used thoroughfare at this time, which experiences congestion, being narrow. No consideration seems to have been made for a safe and workable deliveries timetable in the Transport Plan, and it needs to be.

Regarding the revised Drainage Plan, no members of Ide Parish Council are drainage experts; we would like, however, to impress upon the planning officer the need for there to be careful consideration as to how surface water runoff from Pynes Farm will be managed. Is the revised plan robust? Water exiting the front of the site will enter the High Street. Properties in the High Street and lower down the hill in the adjoining Fore Street suffer from water incursion caused by surface water runoff. At the rear of the property is a meadow, through which an unnamed watercourse runs, which later then travels under Fore Street and into the Fordlands Brook. Flooding at periods of heavy rain has been caused here as well. In our original comments we preferred the thought that the meadow at the rear/east of the proposed development might feature a SUDS facility in the form of a wetland area. Has this been considered?

4.3 New applications

20/01674/HOU 2 Fore Street Ide, single storey extension**.** The Planning Committee of Ide Parish Council discussed this application during an online meeting on the 8th of October 2020. It was decided that whilst there were certain concerns over the proposed development which prevented us from voting to support the application, these concerns did not lead us to wish to formally object to the proposed development. We therefore only offer comments for consideration by the planning officer.

1. A previous application for a two-storey development on this site was refused permission due to the effect upon neighbouring property; the planning officer’s comments were that “the proposal due to its projection beyond the rear of 4 Fore Street and its position on the boundary with this property is considered to result in an unacceptable sense of enclosure and overbearing impact when viewed from the rear of 4 Fore Street to the detriment of the occupiers’ residential amenity.” Whilst the proposed development in the application now current is single-storey, we would expect that a site visit would be carried out by the Planning Authority in order to establish what degree of impact would be experienced at the neighbouring property.
2. The close proximity of the Alphin Brook, which has a history of flooding, is a concern.
3. The proposed development’s location at the entrance to the village, and within the conservation area, will require the planning officer to carefully consider any negative aspect the proposed single-story extension might have from an aesthetic point of view.

**4.3 Updates on current Applications**

**20/00013/FUL** **49 High Street, Ide** Removal of chimney stack, insertion of roof lights and first floor side window, installation of external wall insulation and enlargement of patio doors. The committee voted unanimously to support this application

20/00615/FUL - Land opposite Chillies, College Lane, Ide - five dwellings with garages and creation of new access. This application was discussed at an extra ordinary meeting of Ide PC held on Wednesday 9 September 2020 and unanimously voted to object

20/00668/MAJ Land at NGR 289535 90312 Station Road IDE (Weir Meadow) Change of use to recreational ground – AWAITING DECISION

20/00669/FUL Land at NGR 289535 90312 Station Road IDE (Weir Meadow) Single storey sports pavilion and associated Car Parking – AWAITING DECISION

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

Ide Parish Council is 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 site 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. **AWAITING A DECISION**

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

4.4 Decided Applications

**20/01033/CLDE** Rollsbridge Farm EX2 9SU Certificate of Lawfulness for the siting of 3 mobile homes for residential use. A resubmission of an earlier application. **APPROVED**

 **5. Government white paper** on proposed changes to the current planning system - consultation response on behalf of Ide Parish Council was approved

The next meeting of the **Planning Committee** is on Wednesday 18 November 2020 at 6pm by Skype, unless otherwise advised. To view planning applications, go to [www.teignbridge.gov.uk/planning](http://www.teignbridge.gov.uk/planning%20) and search using the address or reference number.

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