

Ide Parish Council

Minutes of meeting of the Planning Committee, held at **7.30pm on Thursday 24 February 2021** by remote Skype platform

No recordings were taken for audio or video purposes.

IDE PARISH COUNCIL PLANNING COMMITTEE 24 February 2021

Present: Councillors Bishop (chair), Herbert and Thomas

In Attendance: Mel Liversage, Clerk

1. Apologies: None

2. Declarations of interest: None

3. Minutes of previous meeting: The minutes of 4 February 2021 were approved

4. Planning Matters:

4.1 New Applications

21/00292 Springwell View Ide Village Road IDE EX2 9FB Erection of a detached garage, retention of hardstanding and use of land as domestic curtilage. A previous application 19/0039/FUL was refused by TDC and a subsequent appeal was dismissed by HM Inspectorate of Planning. Ide Parish Council's planning committee debated this new application and voted unanimously to object to this current application on the following grounds

1. It is on agricultural land, and is also contrary to TDC planning Policy EN2a, as it is on land defined as AGLV
2. It is outside the curtilage defined in the original planning application 17/0661/NPA, and it has been already tarmacked over the defined curtilage area which was inherent to 17/0661/NPA planning permission.
3. The proposed development adjoins the "Ide Gateway Enhancement Area" and as such does not meet with Policy Ide07 of the now fully made Neighbourhood Plan for Ide. The application for the erection of a large detached garage on the extended curtilage states that the new position of the garage is set a long way back from the boundary, and therefore not in view from Ide Village Road (C50), nor have an impact on the Ide Gateway Enhancement Area. The garage will be on rising ground and will appear on the skyline.
4. The evidence produced in the application does not substantiate a meaningful amount of valid agricultural activity, necessitating a garage of this size.

20/02132/ADV Stevens Farm Ide Village Road IDE EX2 9FB Retention of 3 advertising signs. The Planning Committee decided unanimously to object to the retention of these signs. Whilst, it is recognised that the owner of a given business is permitted, subject to certain restraints contained within the Town and Country Planning (Control of Advertisements) Regulations of 2007 regarding the scale, height and appearance of signage, to advertise their activities on-site, such signage is only deemed permissible if it refers to business activities being carried out on the premises upon which the signage appears. This is not the case, in this instance as the sign appears at Steven's Farm and is for Steven's Homes. The farming premises of Steven's Farm lie along Ide Village Road, which has a specific Planning Policy attached to it within the Ide Neighbourhood Plan (made September 2018).

The Ide IDE07 Gateway Enhancement Area states clearly that *Proposals for development within the Ide Gateway Area will only be supported if they do not have an impact on the rural character of the Village entrance or its approaches along the Ide Village Road (C50).*

Development proposals within or joining the Gateway enhancement Area should not harm the rural character of the rural character of the designated area through:

- i. *The loss, damage or deterioration of hedges, trees and ditches;*
- ii. *An increase in air pollution (including street lights);*
- iii. *Entrance ways inappropriate to a rural setting; or*
- iv. *Intrusive advertising or signage*

4.2 Updates on current Applications

21/00080/HOU -65 High Street, Ide. Demolition and rebuilding of an outbuilding, reconstruction of a greenhouse and alterations to the front and rear fenestrations of the main house. The committee thought this a sensitive and thoughtful replacement of unsafe outbuildings, and the proposed replacement windows were more in keeping, as the property lies within the Ide conservation area, and voted unanimously to support this application. **Awaiting decision**

20/01674/HOU - 2 Fore Street, Ide. Single storey extension. Revised.

Action from last meeting: PB to inform TDC enforcement officer that the bridge has now been erected. Further application awaited. A flood risk assessment has been submitted. RH asked that the issue of excess wall/fence height was chased up with TDC enforcement. The Environmental Agency commented that they were not happy with the flood risk assessment plans and their impact on Fordland Brook. **Awaiting further actions**

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. IPC supported with qualifications. PB is seeking a telephone conversation with the TDC planning officer re: draft report. **Awaiting decision.**

20/00615/FUL - Land opposite Chillies, College Lane, Ide. Five dwellings with garages and creation of new access. IPC objected. PB has spoken with planning officer who reiterated intention to recommend refusal of planning permission **Awaiting decision.**

20/00623/FUL – Stevens Farm, Ide. Change of Use to Skip and Plant Park with associated hard standing. IPC objected. Action from last meeting: PB spoke with planning officer who reiterated intention to recommend refusal of planning permission. **Awaiting decision.**

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. IPC objected. Awaiting decision. PB reported that a section 106 measure to upgrade the pavement along Ide Village Road to a cycle path, and drainage issues, are under negotiation. CIL could be payable on this development. **Awaiting decision**

4.3 Committee member reports: PB reported there are works being undertaken in Round Field, they could be associated with Highway works, as yet no application has been submitted.

PB encouraged the committee members to complete TDC short Housing Survey.

ML reported a new application has been submitted with detailed housing development plans at the Alphington end of Markham Lane, **not** the Ide end, as part of the Matford development which was given permission in 2018.

Meeting ended 20.08

The next meeting of the **Planning Committee** is on Wednesday 17 March 2021 at 6pm by Skype unless otherwise advised. To view planning applications, go to www.teignbridge.gov.uk/planning and search using the address or reference number.

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