

Ide Parish Council

Minutes of the meeting of the Planning Committee, held at 6.30pm on Wednesday 17 May 2023 in The Hub High Street, Ide

An audio recording was taken

Present: Councillors Ben Ervine (chair) Laura Bell, Mark Thomas , Rachel Herbert

In Attendance: Mel Liversage (clerk)

1. **Apologies:** None
2. **Declarations of interest:** None declared
3. **The minutes of 29 March 2023** were signed and approved

4. PLANNING MATTERS: B.E.

4.1 New Applications

[23/00463/FUL](#) - [Stevens Farm , Ide Village Road](#)

Proposal: Change of use of agricultural building and land to commercial for the sales and maintenance of tractors

The Committee of Ide Parish Council considered and discussed the above applications, and voted to object this application for the following reasons.

The proposed development of transforming the agricultural land adjacent to the A30 roundabout into a commercial space for tractor sales and maintenance is deemed inappropriate for the area. This type of development fails to preserve and enhance the qualities, character, and distinctiveness of the locality. Additionally, the increased traffic from vehicle access would pose a dangerous proximity to the roundabout junction and exacerbate the already high congestion during rush hour. Furthermore, the application ignores Policy IDE07 (Ide Gateway Enhancement Area) of the Ide Neighbourhood Plan.

“Policy IDE07 'Ide Gateway Enhancement Area'. Proposals for development within the Ide Gateway enhancement Area (as identified on Map 6) will only be supported if they do not have an adverse impact on the rural character of the Village entrance or its approaches along the C50 (Ide Village Road).

Development proposals within or adjoining the Ide Gateway Enhancement Area should not harm the rural character of the designated area through:

- i. the loss, damage, or deterioration of hedgerows, trees, and ditches;
- ii. an increase in air or light pollution (including street lights);
- iii. entrance ways inappropriate to the rural setting; or
- iv. intrusive advertising or signage”

A commercial sales business of this nature would be better suited for the Marsh Barton industrial estate. This application, along with others attempting to extend the Ide Village road into an industrial estate extension, has faced objections and been refused.

The committee added that the submitted designs feature a sign for 'Stevens Homes,' which had previously been denied permission yet are still being displayed

[23/00617/FUL 2 Fore Street, Ide](#)

Changes of use of land to domestic curtilage and provision of an ancillary domestic outbuilding

The Committee have considered and discussed the above applications, and voted to support this application with no objections.

4.2 Applications awaiting decision from TDC

[23/00415/CAN - The Grange , 10 Drakes Farm, Ide](#) T1 to T6, Unknown species: Fell.

T7, Silver birch: Remove low branch and reduce height, as indicated in the supplied image.

2Small yellow shrub: Fell.T8, Silver birch: Remove low branches as indicated in the supplied image. **NOT SUPPORTED**

[23/00250/HOU - 2 Fore Street, Ide](#): Retention of boundary wall and fence. The original application (21/00560/HOU) caused concerns regarding its impact on the local heritage. The Conservation Officer of Teignbridge District Council, Naomi Archer, has restated her concerns. Ide planning Committee commented on the importance this property's position at the entrance to the village. **Not Supported**

[22/00732/FUL Rollsbridge House, Ide](#). Change of use of outbuilding from ancillary residential storage to office (use Class E). **Supported.**

[22/00826/FUL Land At Ngr 290810, 090383, Ide](#) - Round Field.

Formation of yard for storage of machinery and construction materials and the siting of 14secure storage containers and associated landscaping (retrospective). **Objected – see TDC Planning web site.**

ACTION BE The chair will write expressing our concerns that this matter is still awaiting a decision after one year

[21/02929/LBC Drakes Farm, Fore Street Ide](#) External and internal works and alterations including regularisation of previously undertaken unauthorised works. **Supported**

4.4 Decided applications

[The Grange, 10 Drakes Farm](#)

Certificate of Lawfulness proposed to change part of existing garage into a study including addition of window **Application granted**

[22/01884/HOU 12 High Street, Ide, Devon](#). Summerhouse to rear. **Application Granted**

[23/00587/HOU - 8 St Idas Close, Ide](#)

Proposal: Single storey extension with balcony, insertion of roof lights and external wall insulation, removal of chimney

The Committee have considered and discussed the above applications, and voted to support this application with no objections. **Application Granted**

4.5 Withdrawn Applications

[23/00356/LBC - 44 High Street, Ide](#) Proposal: Replace old corrugated iron roof with new roof of natural slate. **Application Withdrawn**

4.5 Committee member reports and updates: None

The next meeting of the Planning Committee is on Wednesday 19 July 2023 at 6.30pm in The Hub, High Street Ide

To view planning applications, go to www.teignbridge.gov.uk/planning and search using the address or reference number.

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Mel Liversage, Clerk, Ideparishclerk@gmail.com telephone 01392 259024

The next meeting of the **Planning Committee** is on Wednesday 17 May 2023
at 6.30pm in venue to be confirmed. To view planning applications, go to
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