

**DRAFT MINUTES OF IDE PARISH COUNCIL PLANNING COMMITTEE held in The Hub Fore Street Ide on 22 February 2024 at 6.30pm**

**PRESENT:** Ben Ervine, chair, Rachel Herbert, Laura Bell, Mark Thomas

**IN ATTENDANCE:** Mel Liversage, clerk and 3 members of the public

**PUBLIC PARTICIPATION:** the three residents voiced their concerns over application 23/02157/FUL. Their main issues focus on the narrowness of the road to this site, which also contains a buried Roman signal station and is a Category 1 wild life site which is the habitat for brown hares, 3 badger sets and site for the rare ciril buntings. It is an overgrown single lane track with very few passing places and is well used by walkers, horse riders and tractors, when the farmer is often transporting animals and feed to the field opposite the entrance to the site. The lane is flooded in heavy rain and water streams down both sides of the road. They also raised the issues of the control of use of the field, as it will be unmanned and remotely managed. The use of a coded entrance gate leaves the code open to be shared and could increase the number of users the applicant has stated. This site will also lead to an increased flow traffic through Ide Village. Ide already has good dog walking areas in the Ide Community Orchard and Northern Fields.

**AGENDA**

1. Apologies: No apologies
2. Declarations of interest: None
3. The minutes of 1 February 2024 were approved and signed

**4. CURRENT PLANNING MATTERS**

**4.1 New Applications**

**23/02157 FUL - IDE Land Off Whiddon Lane, Ide ADDRESS CHANGED TO IDESTONE LANE**

Change of use of land for use as secure dog walking field for private hire and creation of associated area for parking. The Ide Planning Committee objected to this application:

The proposal for a dog walking facility in the area has had numerous parishioners getting in contact with the Ide Parish Council regarding traffic congestion, access issues, environmental concerns, and the impact on local agriculture and wildlife.

Traffic Congestion: Idestone Lane, a narrow and poorly maintained lane with limited passing opportunities, serves as the primary access route to the proposed site. Its current condition and design, including high hedges and limited visibility, pose significant risks to pedestrians, cyclists, and horse riders if there is an increase in vehicle traffic. This presents risks for both motorists and other users such as walkers, cyclists, and horse riders, especially considering the priority given to these groups over car users in the latest Highway Code. The lane's single-track nature and lack of passing spaces make it ill-suited for increased traffic, raising

concerns about safety and accessibility for local residents and users of the area and poses challenges for both motorists and agricultural vehicles.

**Environmental Impact:** The proposed site lies within an Area of Great Landscape Value and is home to diverse wildlife, including ground-nesting birds and rare species like the Cirl Bunting. The development threatens to disturb this sensitive ecosystem, leading to potential habitat destruction, disturbance of nesting birds, and increased risk of disease transmission from dog excrement especially with the escalating risk of flooding in the area.

**Agricultural Concerns:** Local farmers have expressed concerns about the impact of increased dog activity on livestock safety and the potential for sheep worrying, trespass, and illegal parking. The proposed site's proximity to farmland, particularly during lambing and calving seasons, raises significant concerns about the welfare of animals and the viability of agricultural operations.

In summary, the objections raised against the proposed dog walking facility highlight significant concerns regarding traffic congestion, access issues, environmental impact, agricultural viability, and road safety. These concerns underscore the unsuitability of the proposed site for such a development, and we urge the planning committee to reject the application accordingly.

**24/00137 IDE Springwell Nursery , Old Ide Lane** - Variation of conditions to application **24/00137/MAJ** Springwell Nursery , Old Ide Lane. Application to add a new planning condition to Planning Permission 22/00452/MAJ, to enable the proposed development to be carried out on a phased approach. The planning committee of Ide Parish Council have inspected and considered this planning application. The committee would like to object to this applications as we perceive this as another degradation of the initial planning proposal, which we had previously opposed. We are disappointed by the additional proposal and feel it's prolonging this application even further beyond the originally granted three-year approval.

#### **Applications awaiting approval from TDC**

**\_24/00068/HOU IDE - 6 The Green, Ide** Demolition a replacement of single storey rear extension. The Ide Planning Committee had no objections to this application, We are happy to support this application to be approved by Teignbridge Planning Department

**23/01955/HOU 7 Cross View Terrace Ide EX2 9RZ:** 2 storey rear extension. The IPC planning committee decided to object to this application.

**23/01924/OUT IDE - Land North of College Lane EX2 9TF** Outline application for three dwellings and associated works: approval is sought for access purposes only. All members of Ide Parish Councillors strongly objected to this application

**23/00463/FUL Stevens Farm, IDE EX2 9FB:** Change of use of agricultural building and land to commercial use for the sales and maintenance of tractors. Objected to by IPC Planning Committee

**23/01675/HOU & 23/01676/LBC 44 High Street, Ide EX2 9RW:** Replacement of corrugated steel roof with slate and replacement front windows. Supported by IPC planning committee

**24/00068/HOU IDE - 6 The Green, Ide** Demolition and replacement of single storey rear extension Supported by IPC Planning Committee

### **Appeal Received**

**23/00054/REF Land at Ngr 290858 90284 Ide Village Road** Appeal against the refusal of planning application **22/00826/FUL**- Formation of yard for storage of machinery and construction materials and the siting of 14 secure storage containers and associated landscaping (retrospective) PLANNING INSPECTORATE REF: 3331634 **Letter to Planning Appeal Inspectorate on behalf of Ide Parish Council has been submitted**

**4.4 Decided Applications** – no new decisions

**4.5 Committee members reports and updates** None

### **DATE OF NEXT MEETING.**

The next planning meeting of Ide Parish Council is scheduled for Wednesday 20 March 2024 at 6.30pm and will be held in The Hub. An extra meeting may be called to discuss any application where the deadline date demands comments to be submitted before this date.

### **CONTACT DETAILS**

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