

IDE PARISH COUNCIL

9 May 2024

From: Parish Clerk, Mel Liversage, 20 Little Johns Cross Hill EX2 9PJ Tel 01392 259024

To: Members of Ide Parish Council

You are duly summoned to the regular meeting of Ide Parish Council on Wednesday 15 May 2024 at 7.30pm, in Ide Memorial Hall.

This meeting will follow on from the Annual Parish Meeting, and the Annual meeting of Ide Parish Council.

Please note: this meeting may be recorded

Public Participation before the Parish Council meeting.

There will be a period set aside for public participation prior to the start of the Parish Council meeting. Residents are invited to give their views and question the Parish Council on items on this agenda, or raise issues for future consideration, at the discretion of the Chair.

In accordance with the Code of Conduct, members are required to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have, in items to be considered at this meeting. Members are also reminded that any change to their Declaration of Interests must be notified to the Monitoring Officer at Teignbridge District Council within 28 days of the change.

AGENDA

- 1. Apologies:**
- 2. Declarations of Interest:**
- 3. Approval of draft minutes** of Ide Parish Council meeting on 20 March 2024 and of an extraordinary meeting on 9 April 2024 (see website)
- 4. COUNTY AND DISTRICT COUNCILLORS' REPORTS (written or verbal)**
- 5. PLANNING MATTERS:** To receive report from Planning Committee. **BE**

5.1 New Applications **None**

5.2 Applications awaiting a decision from TDC

5.2.1 23/02157 FUL - Land off Idestone Lane, Ide. Change of use of land for use as secure dog walking field for private hire and creation of associated area for parking. Ide Parish

Council, the CPRE and 33 individuals have objected to this application (see previous minutes). Following requests to call in the application, TDC Planning Committee are to debate it on 14 May 2024.

5.2.2 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.

5.2.3 24/00432/MAJ - Pynes Farm, High Street, Ide Demolition of existing buildings and the erection of ten dwellings, associated access, parking, and landscaping.

An extraordinary Parish Council meeting (see published draft minutes) was called by the chair on Tuesday 9 April 2024 to discuss this application by Heritage Homes. Two representatives of Heritage Homes attended the first part of the meeting to take questions. Eight members of the public also attended.

Whilst remaining warmly in favour of residential development of Pynes Farm Yard to provide ten homes, Ide Parish Council has objected to the application because the proposed housing mix of two x 4 bedroom homes, seven x 3 bedroom homes and one x 2 bedroom home differs from the housing mix for the ten homes approved by TDC for the site in 2021, a mix that was compliant with Ide Neighbourhood Plan: two x 4 bed, three x 3 bed and five x 2 bed. This new application does not comply with the stipulation for one smaller home (1-2 bedrooms) for every larger home (3 or more bedrooms) set out in Ide Neighbourhood Plan, policy IDE01, para iv. Councillors were content with the provision of two affordable homes in the new application, the same as previously approved in 2021. It was noted that there had been a Section 106 agreement in the 2021 permission setting out in detail the definitions of affordable housing and local resident, thereby meeting the demographic needs of the village. The new application does not meet the spec we set out in 2018 for a housing mix that would provide smaller accommodation for first time buyers and for older residents downsizing.

We have also requested a review of the capacity of the planned surface water drainage scheme; and asked that deliveries of building supplies be limited to outside school drop off and pick up times, to avoid gridlock in Fore Street and High Street

5.3 Appeal Received

23/00054/REF Land at Ngr 290858 90284, Ide Village Road, Ide. 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 .

5.4 Decided Applications

5.4.1 23/01675 & 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. **Approved by TDC.**

5.4.2 [24/00137/ MAJ - Springwell Nursery, Old Ide Lane \(Ide Village Road\)](#) - Variation of conditions to application [22/00452/MAJ. Introduction of phasing condition.](#) Ide Planning committee objected to this application. **Application approved by TDC with conditions.**

5.4.3 [23/01955/HOU - 7 Cross View Terrace, Ide EX2 9RZ: 2 storey rear extension.](#) The IPC planning committee objected to this application. **Approved by TDC**

5.4.4 [23/01924/OUT - Land North of College Lane, Ide 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 **Refused by TDC.**

6. Teignbridge Local Plan 2020-2040 Submission Version published 14 March 2024.

<http://www.teignbridge.gov.uk/localplanexamination> - to receive verbal report on recent comments by Viable Placemaking on headline matters and key considerations. **NB**

7. WORKING GROUP REPORTS

7.1 Ide Community Orchard WG To receive report from **MT** **Paper 1**

7.2 Weir Meadow and Northern Fields To receive report from **Peter Skinner** **Paper 2**

7.3 Joint Projects Fundraising WG To receive financial reports from **Phil Willcock**
Papers 3 & 4

7.4 Flood Prevention & Emergency Planning WG

- i) To receive report and update **PB-P** **Paper 5**
- ii) Report on ongoing discussions with Church Commissioners and their tenant after flooding in Easterbrooks Field 2 Nov 2023. **Verbal NB**

8. School Liaison and Play Area report

- 8.1 School liaison verbal updates **MT**
- 8.2 To receive and consider **ROSPA report** (see website under Parish Council -> Play Area)

9. HIGHWAYS:

9.1 **Balls Farm Road** - verbal report **MT**

9.2 For information. Proposal to replace fixed bollards with removable bollards at the junction of Pole House Lane and Old Ide Lane by Pole House. Response from Helen Frankpitt of DCC Highways: not possible because would need rebuilding; very expensive; creates a complex junction with safety issues; problem with visibility splay. **NB**

9.3 For information. Letter from Cllr Alan Connett detailing progress on request for double yellow lines on both sides (east and west) of the entrance to the village from Old Ide Lane, far enough into the village to deter dangerous parking near the junction: has been delayed.

ML

9.4 For information. NB has reminded DCC that they have agreed in March 2023 to paint yellow lines by Nos 2 and 3 The Green at the pinch point.

NB

10. FINANCE

10.1 To receive, approve and adopt financial reports for period 13 March 2024 to 31 March 2024 and 1 April to 9 May 2024 with notification of payments over £100 identified **ML**

Papers 6 a-d & 7 a-e

10.2 To receive and approve quotes for Public Liability and Assets Insurance Cover - verbal report

ML

11. ALLOTMENTS Plot number 4 has become vacant and has been allocated to the applicant at the top of the waiting list, signing of licence and handover of keys have been set in motion.

12. COUNCILLORS' REPORTS and items for future agenda. Members are respectfully reminded that this item is not to be used for debate or decision making.

13. CORRESPONDENCE

13.1 Email correspondence between Tan Miles on behalf of Whitestone Parish Council and IPC Chair regarding the landfill site at Lower Hare Farm. Verbal report **NB**

14. DATE OF NEXT MEETING. The next meeting of Ide Parish Council is on Wednesday 17 July 2024 at 7.30pm to be held in Ide Memorial Hall.

CONTACT DETAILS

Clerk – Mel Liversage 01392 259024 ideparishclerk@gmail.com

Chair – Nick Bradley 01392 420616 nickbradley.ideparishcouncil@gmail.com