

Ide Parish Council

Approved minutes of an extraordinary meeting of Ide Parish Council, called by the chair, held at 7.30 pm on TUESDAY 9 APRIL 2024 in Ide Memorial Hall, Fore Street, Ide

Present: Councillors Nick Bradley (chair), Mark Thomas (vice chair), Rachel Herbert, Paula Burton Perrett, Ben Ervine and Nick Creasy.

In attendance: Mel Liversage (clerk), James Gibbs (Jackson Stops), Helena Anthony (Heritage Homes architect), John Parrott (TDC) and 8 members of the public.

1. Apologies: Laura Bell and Patrick Irwin – on holiday; Sarah Tiley - unwell: apologies accepted. Kevin Lake (TDC) and Charles Nuttall (TDC) attending another Parish Council meeting.

2. Declarations of interest: John Parrott declared that he is a member of Teignbridge DC Planning Committee.

3. Planning Application [24/00432/MAJ - Pynes Farm, High Street, Ide.](#) Demolition of existing buildings and the erection of ten dwellings, associated access, parking, and landscaping by Heritage Homes (HH).

3.1 Ide Neighbourhood Plan identified Pynes Farm Yard as a site for redevelopment into residential homes. Permission for 10 houses was granted to the Church Commissioners in 2021.

3.2 Helena Anthony explained that HH had purchased the site from the Church Commissioners in 2023, with the planning permission granted in 2021. Two of the vernacular barns were to have been converted as part of the 2021 planning permission.; but the barns had since been found to be structurally unsound and unsuitable for conversion. The current application was therefore for demolition of all existing buildings and for ten new homes, redesigned, to be built. HH have also bought additional land at the SW of the site for communal recreational green space.

3.3 This application is for ten homes: two x 4 bed homes, seven x 3 bed homes, and one x 2 bed home, with one x 3 bed and one x 2 bed home designated as "affordable".

3.4 The successful 2021 application was for ten homes: two x 4 bed homes, three x 3 bed homes and five x 2 bed homes, with two x 2 bed homes designated as "affordable".

3.5 Helena Anthony confirmed that the homes will be zero carbon homes, all electric with air source heat pumps, PV panels on rooves, and facilities to add batteries. They would be contemporary rural homes with a sense of the old barns within the design. The layout was changed and now included a communal area, a wider visibility splay and a small footpath into the development. Two underground attenuation water cages would be installed on site to slow the immediate run off of water in heavy rain, and discharge slowly into the stream which then runs through the culvert under the railway embankment. Large specimen trees and shrubs would be planted to meet Biodiversity Net Gain requirements.

3.6 Q&A to HH from councillors.

3.6.1

Q. How would the two affordable homes be managed?

A. This would be set out with conditions in a Section 106 agreement.

A. James Gibbs added that, because the footprint of the new homes was no greater than that of the existing buildings, TDC had confirmed that no CIL (Community Infrastructure Levy) money would become due to TDC or IPC.

3.6.2

Q. How will traffic coming down and going up the hill past the site entrance be calmed?

A. Traffic calming would be improved by a wider visibility splay and the footpath provision narrowing the road causing the traffic to slow down when entering and leaving the village by the entrance to Pynes Farm.

3.6.3

Q. MT was pleased to see that environmental provisions included swallow and bat boxes, and asked if changes could be made subsequently by residents by installing security lights or blocking up the nesting bricks.

A. It is not ultimately possible to prevent owners doing this.

3.6.4

Q. PB-P explained that flooding of the High Street, from water flowing down the road past the site, was a serious problem. In addition, four properties in Fore Street were flooded last November from Easterbrook's Field, which takes water from the catchment above the railway embankment (Shooting Range Field and above), into which Pynes Farm Yard site will drain. How will you prevent this new development adding to flood problems?

A. HH said that the size of the two new attenuation cages had been calculated to cope with a volume of water predicted at a one in 100 year event (a 1% probability). By attenuating the run off using the new cages, the developed site would drain water into Shooting Range Field slower than at present. The development should not influence the volume of water flowing down the High Street.

3.6.5

Q. Would you be prepared to restrict access to the construction site during peak school drop off and pick up times when the High Street becomes very busy and full of pedestrian children and parents where there is no pavement?

A. Comment received.

3.7. Points and questions from members of the public.

3.7.1 Disappointment was expressed that the new application made provision for only one x 2 bed home. The previous planning permission provided five x 2 bed homes, in accordance with the Neighbourhood Plan. More 2 bed homes allowed provision for downsizing and first time buyers within the village, which is in tune with demographic trends.

3.7.2 Concerns were raised about the reduction in car parking spaces from 24 to 22 on the site and the extra pressure this would put on the already well-used car park for village residents which is next door to the site. *[On subsequent checking the scheme actually provides 21 car parking spaces plus 4 garages, making total space for 25 cars allowing for one car per garage as in NP policy IDE02, vi].*

3.7.3 HH confirmed that the properties will be sold freehold and the communal areas managed by a management company.

3.7.4 Further concerns were raised about the speed of the traffic travelling in and out of the village past the site entrance, which is on a steep hill. The Community Orchard is opposite the site and is well used. People going in and out of the orchard have to beware of the speed of the traffic using the narrow road.

HH said they will consult the Highway Authority about the safety of the entrance, new footpaths, curb protection and whether there is a need for yellow lines along that section.

3.8 The chair then thanked the two representatives of HH for answering their questions. The representatives left the hall.

4. Councillors went on to discuss the new application and decided to raise objections on the following grounds:

4.1 The housing mix for this new application is ten units made up of: two x 4 bedroom homes, seven x 3 bedroom homes and one x 2 bedroom home. It is different from the housing mix for the ten homes approved by TDC for the site in 2021 [see 3.4 above], which was compliant with the Neighbourhood Plan. 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 the Neighbourhood Plan, policy IDE01, para iv.

4.2 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.

4.3 The Council will study the Highways report to be confident that the conditions of this planning application meet the safety measures needed to access this development site.

4.4 Councillors were keen to make the developers aware of the flooding issues the village has experienced over the past twelve months. Councillors will seek additional assurance that the new development's water and drainage plans are not only sufficient now, but have extra capacity to cope with the increased rainfall that climate change has already brought and will bring in future.

Meeting closed at 20.45.

DATE OF NEXT MEETING.

The next meeting of Ide Parish Council is on Wednesday 15 May 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

Planning Committee Chair – Ben Ervine 07980843120 ben.ervine.ideparish@gmail.com

Approved 15 May 2024