

Minutes of the Broadwoodwidge Parish Council meeting

Planning Meeting

Monday 27th February 2023 5.00pm at Broadwoodwidge Community Hub

Those in attendance: Cllr James (Chairman), Cllrs Perkin, Worden, Hawken, Nobbs, Brayley, Gibson, Crocombe, Stratton, Clerk.

Members of the public present: 15

5675. Apologies for absence:

Cllr Wonnacott

5676. Declaration of Interests

Interests were declared by the Chairman on behalf of Cllr Worden, Cllr Hawken and Cllr Brayley in relation to application 1/0033/2023/OUT. The Chairman and Clerk confirmed that upon advice from TDC and Devon Association of Local Councils as Cllr Worden had a disclosable pecuniary interest, he would not be permitted to participate in discussion or to vote on the application. As Cllrs Hawken and Brayley had a non-registered interest they would only be permitted to participate as members of the public and not as Councillors, they would both withdraw from voting.

5677. Public Open Question Time

The Chairman welcomed all members of the public to the meeting and opened the room for comments and discussion regarding the planning applications on the agenda. Comments made are noted below under the corresponding application reference.

5678. Planning

1/0033/2023/OUT - Outline application for proposed 2 no. local needs dwellings with all matters reserved except for access - Land At Grid Reference 241152 089002, Broadwoodwidge

The Chairman advised that as the application is for outline planning and comments should be restricted to the principle of the development except details regarding the access.

Comments and concerns from members of the public were:

- 1.As the development is a greenfield site that is considered to be outside the village boundary and this development will set a precedent for other landowners/greenfield sites.
- 2.There are no local amenities in the village and no public transport so is this really an ideal place for affordable housing?
- 3.There are no other properties on that side of the road entering the Village, the building line should be preserved.
- 4.How will it be guaranteed that there will be no damage to the road through the Village or the adjacent properties, bearing in mind the ground is predominantly clay and shillet?
- 5.The access to the site is very steep and comes out directly onto the steep single track road into the Village at the exact point where vehicles speed up in order to make it up the hill.

Cllr Nobbs said that local needs housing should be for genuine local needs for any age, especially young people. Cllr Worden confirmed that there was no age limit in relation to local needs housing. Regarding a comment from a member of the public, the Chairman confirmed that the house roof level would be no higher than the road above the site, and looking up towards the Village from Wolf Valley Business Park there would be a view of a new hedgerow screening the development. Cllr Crocombe commented that with all the classQ development taking place around the parish, issues around amenities and services are not a consideration in those cases.

There being no further comments the Chairman asked how the council wanted to proceed with regards to voting on the application. At this point the Clerk requested that, in line with advice from TDC, DALC and the Parish Council Code of Conduct Cllr Worden left the room whilst Councillors consulted and voted on the item. Cllr Worden stated that he had sought legal advice that advised he was entitled to remain in the room. The chairman asked the clerk to read the relevant section from the code of conduct. Cllr Worden then left the room with the joint applicant.

Councillors discussed the concerns and agreed to ask the planning department at TDC to clarify policy and concerns on the following.

1. Can you provide a definitive map that clearly shows where the village boundary lies and whether or not the site lies in or out of the village?
2. Can the applicant provide any evidence of a genuine need for this type of housing in Broadwoodwidge?
3. Will Devon Highways be asked to visit the site to assess the suitability of the access to the site?
4. Can you provide a policy that clarifies what developments are acceptable on greenfield sites in rural areas with no amenities or public transport?
5. Is there availability to use existing services? It is our understanding that the sewage works have reached capacity and other applications have been denied because of this.
6. Has the planning officer visited the site as the gradient of the land is not clear from the application?

The Clerk will request a response ahead of the next Parish Council meeting. At this point a Cllr went to advise Cllr Worden that he could return to the meeting, but Cllr Worden is believed to have left.

1/0063/2023/FUL and 1/0064/2023/LBC - Installation of wood burning stove and flue, installation of Velux to roof and window to the southern gable wall, Pear Tree Barn, Broadwoodwidge – **Councillors agreed to support the application, proposed by Cllr Brayley, seconded by Cllr Stratton, all agreed.**

1/0108/2023/AGMB - Prior notification for the change of use of agricultural building to 1no. dwellinghouse and associated building operations under Class Q Barn at Evergreen Farm, Ashwater.– **Councillors agreed to support the application with the suggestion that TDC inspect the property to determine whether it is structurally sound and suitable for conversion. Proposed by Cllr Hawken, seconded by Cllr Brayley, agreed by all.**

5679. Any other Business

The application from WHP Telecoms Ltd a proposed base station installation upgrade at Cornerstone, Eastlake Farm, Lewdown was not listed under agenda item 4. Councillors agreed no comment was required.

5680. Next Meeting

The next meeting will be held on Tuesday 7th March 2023 at 7pm. The Chairman reminded members of the public that they are welcome to attend the meeting.

5681. Close

The Chairman thank all attendees and the meeting was closed at 5.35pm.