

# Minutes of the Broadwoodwidge Parish Council meeting.

**Tuesday 21<sup>st</sup> November 2023 7:30pm at Broadwoodwidge Community Hub**

**Those in attendance:** Cllr J Worden (Chairman), Cllrs Gibson, Wonnacott, Hosken, Fry, L Worden, Beazley, Clerk.

**Members of the public present: 0**

## **5836. Apologies for absence**

None.

## **5837. Declaration of Interests**

The Chairman declared that all interests be raised as they arise.

## **5838. Planning**

**1/1046/2023/FUL** - Replacement dwelling and alterations to adjacent barn to create garage – Agricultural Building At Grid Reference 237061 090310 (Tower Hill) – Councillors agreed not to comment on this application.

**1/1038/2023/FUL** - Demolition of redundant farm buildings and replacement with a new dwelling in lieu of Class Q approval 1/0846/2021/AGMB - Barn At Grid Reference 240087 090141 (Nethercott)

**1/1107/2023/FUL** - Demolition of barn and erection of dwelling house with associated works in lieu of Class Q Permitted dwelling (in replacement of 1/0399/2021) (Variation of condition 2 of planning approval 1/0713/2022/FUL) - Barn At Grid Reference 240030 090207 (Nethercott)

**1/1038/2023/FUL and 1/1107/2023/FUL** – Councillors agreed to comment as follows:

‘1038 - The proposed property is not on the footprint of the existing building whatsoever. It is also much bigger than the existing building. The vision sprints shown on the site map do not exist in real life and therefore it does not provide a true picture of the setting.

1107 - The proposed property is 25% bigger than the existing building.

In addition to the above concerns, the Parish Council object to these application as the proposals will completely alter the agricultural environment setting that they sit in. They can be seen from the highway which alters the landscape and there are serious concerns over the access.

This site now has 4 developments on and is a huge overdevelopment of the area, in effect creating a new hamlet.

The Parish Council would request that the planning officer makes a site visit in relation to all cases on this development site ahead of any decision making and the Parish Council also request that the District Councillor call the applications in to the next plans committee meeting.’

**1/1075/2023/FUL** - Retrospective change of use of land to provide visitor facilities including site office, car parking and communal barn - Barn At Grid Reference 239002 091618, (Upcott) – Councillors agreed to the following comments ‘The Parish Council are supportive of this application subject to the work being undertaken to a high standard to meet the needs of the tourism it attracts. Support is subject to proper facilities for visitors including suitable toilets and appropriate disposal of foul drainage for waste from the meeting barn and all areas of the site. The Parish Council requests that the case officer visits the site ahead of any decisions and that the District Councillor calls the application in to the plans committee for full review.’

**1/1105/2023/FUL** - Subterranean garage parking with vehicular access and disabled access to approved dwelling. Amended location of approved detached garage - Moorhayes, Broadwoodwidge – Councillors agreed to comment at follows: The Parish Council object to this application as there are already adequate garage/parking spaces permitted under the original application. In addition, the access via the caravan site shown on the drawing for this new application is not present in reality and if created would not be as suitable from a safety perspective in comparison to the current access route. Given the large scale of this garage if permitted it would be an overdevelopment of the site.’

Cllr Gibson declared an interest and abstained from discussions and voting in relation to applications 1/1038/2023/FUL and 1/1107/2023/FUL Cllr Wonnacott declared an interest and abstained from discussions and voting in relation to application 1/1046/2023/FUL. All comments proposed by Cllr Beazley, seconded by Cllr L Worden and agreed by all.

**5839. Purchase of noticeboard**

The Clerk shared three options/quotes for a replacement noticeboard for Cross Green. Councillors agreed to proceed with an A1 Brown metal board at £442+VAT. The Clerk will order it.

**5840. Letter from Sir Geoffrey Cox MP**

The Chairman shared a letter received from Sir Geoffrey Cox MP. The Letter requests Councillors to prioritise projects for the levelling up partnership funding. Councillors agreed the top 2 priorities from the list provided would be the rejuvenation of Bideford, Northam, Torrington and Holsworthy town centres with a town centre improvement scheme and special retail Zones and the re-development of the former Taddipport Creamery site. Proposed by Cllr Fry, seconded by Cllr Hosken and agreed by all.

**5841. Accounts due for payment**

Martin Ashley – grass cutting - £360.

Accounts proposed by Cllr Wonnacott and seconded by Cllr Gibson, all agreed.

**5842. Next Meeting**

Tuesday 5<sup>th</sup> December 2023, 7:30pm.

**5843. Close**

The meeting was closed at 9pm.