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Minutes of the **PLANNING COMMITTEE** of Buckland Monachorum Parish Council held at **BUCKLAND MONACHORUM VILLAGE HALL (COMMITTEE ROOM)** on **WEDNESDAY** the **24th JANUARY 2017** at **7.00pm**

Present: Cllrs Cheadle, Fowler, Bolitho, Britton, Butland, Challiss, Larkin and Woollacott

In Attendance: Kelly Johns (Parish Clerk)
Cllr I Vincent
Cllr S Hustler
3 members of the public

Three members of the public spoke at the start of the meeting to voice their objections to Planning Application No. 4139/16/FUL (new dwelling in grounds of West Harrow House, Crapstone). The reasons for their objection were that this is the 3rd application for development of the site. The last application generated a Planning Officer's report outlining why the application was refused. The objectors believed that none of the points raised by the report had been addressed in the new application and in short that the application constituted an overdevelopment of the site.

005/17 **APOLOGIES FOR ABSENCE** Cllr Wood

006/17 **DECLARATION OF INTERESTS** Cllr Butland declared a non-pecuniary interest in Planning Application 4099/16/FUL

007/17 **ITEMS OF GENERAL CORRESPONDENCE AND PLANNING MATTERS**

Cllr Cheadle reported that he has complained to West Devon Borough Council about their Planning Website not working properly. WDBC have reassured the PC that the problems are being addressed.

The Clerk reported that the PC had received 1 letter of objection to Planning Application No. 4139/16/FUL.

a) Planning Applications

WDBC 4139/16/FUL	Erection of new private family dwelling within grounds of West Harrow House (resubmission of 0508/16/FUL) Kitto at West Harrow , Crapstone, PL20 7PW	OBJECT*
WDBC 4052/16	Householder application for raised roof structure on single storey parts of existing dwelling house to provide additional first floor accommodation at Wellpark Lodge, Green Lane Gardens, Buckland Monachorum, Devon, PL20 7NP by Mr Grant	Neutral View
WDBC 4099/16/FUL	Change of use from double garage and workshop to 3 no. bedroom holiday let at Broom, Green Lane, Yelverton, PL20 6BW by Mr Toop	OBJECT **
WDBC 3907/16/OPA	Outline planning application with some matters reserved for demolition of existing dwelling and construction of two dwellings at Avilion, Crapstone, PL20 7PJ by Messrs Sheridan	Neutral View
DNPA 0010/17	Alterations and extension to family room to provide ancillary accommodation at North Park House, Chubb Tor, Yelverton by Mr & Mrs Germon	Neutral View
DNPA 0011/17	New signage at Co-op, 3-4 Moorland Villas, Yelverton by Co-operative Food	Neutral View

* The development is disproportionately large for the plot and is therefore an overdevelopment of the site. This application does not register a significant change from the previous planning application for the site.

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** The previous planning application for the development of the garage on this site had the condition applied that the garage must only be used for the purpose of garaging and not accommodation.

b) Planning Decisions:

P.A. No.	Details	Planning Authority Decision	BMPC Comment
WDBC 2900/16/TPO	T1: Oak - Crown lift by 3-4 metres at Stoney Lea, Buckland Monachorum, PL20 7LQ by Mr Hawkins	Refused	Neutral View
DNPA 590/16	Addition of glass garden room to side of house at 2 Pew Tor Close, Yelverton by Mrs Hibberd	Approval	Neutral View
WDBC 3170/16/HHO & LBC	Householder application for change of use of existing garage/store into ancillary accommodation at Sowton Farm, Sowton Road, Yelverton, PL20 6DB by Mr & Mrs Frappell	Conditional Approval	Neutral View
WDBC 2173/16/FUL	Proposed two-storey detached dwelling, demolition of existing garage, alterations to existing utility and garden room, new detached double garage and reinstatement of original vehicle entrance at Bay Tree House, The Crescent, Crapstone, PL20 7PS by Dr & Mrs Watkins	Refusal	Neutral View

c) Date of future meetings:

Tues 21st February: Planning Committee at 7.00pm at Clearbrook Village Hall followed by Full Council Meeting at 7.30pm

Weds 8th March: Planning Committee at 7.30pm at Buckland Monachorum Village Hall (Committee Room)

Meeting finished at 7.38pm

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