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Minutes of the **PLANNING COMMITTEE** of Buckland Monachorum Parish Council held at **YELVERTON WAR MEMORIAL HALL** on **WEDNESDAY** the **21st MARCH 2017** at **7.00pm**

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

In Attendance: Kelly Johns (Parish Clerk)

064/17 **APOLOGIES FOR ABSENCE** Cllrs Wood and Woollacott

065/17 **DECLARATION OF INTERESTS** None

066/17 **ITEMS OF GENERAL CORRESPONDENCE AND PLANNING MATTERS**

a) Planning Applications

P.A. No.	Details	BMPC Comment
WDDBC 0147/17/OPA	Outline application with some matters reserved for development of up to 22no. dwellings (including 40% affordable housing), access, parking, landscaping/open space and associated infrastructure at Grid ref. SX 501 676, Abbey Meadows, Crapstone, PL20 7FG by Mr Scoot	*Object
DNPA 0120/17	Landscaping works to form patio and vehicle access at Rideout, Lake Lane, Dousland by Mr Spry	Neutral View
WDDBC 0488/17/FUL	Change of use to a private sand school at The Leys, Lane to The Leys, Milton Combe, PL20 6HW by Mr & Mrs Mollard	Neutral View

*The Parish Council wishes to **OBJECT** to the application on the grounds set out below.

1. The Application's Planning Statement states unequivocally that as WDDBC does not have a 5 Year Land Supply nor can meet the objectively assessed needs for housing, the application should be supported in accordance with the provisions for sustainable development outlined in the NPPF. The Parish Council sought and received advice from WDDBC that a 5 Year Land Supply is assured, that the objectively assessed housing needs has been met and documented in the Annexes to the recently issued Joint Local Plan. The principal argument in the applicant's submission is therefore considered inadmissible. Several other more minor errors in the document (covering non-existent facilities in the village) suggest that the applicant's evidence base pre-dates the application by several years.
2. The applicant dismisses the extant Core Strategy policies as 'out of date', the JLP as having 'no weight' and concludes that the application should be based on para 14 of the NPPF. The Parish Council does not share this assessment as current applications elsewhere within WDDBC are being determined on the policies set out in the Core Strategy. On this basis, Policy H31 does not support development in the Open Countryside on a Green Field Site within the AONB. The NPPF requires the AONB to be provided the 'highest level of protection' and the AONB requires development to 'protect and preserve' the character of the AONB. This application meets none of these conditions.
3. The JLP (now undergoing Regulation 19 consultation) encourages limited development within villages such as Crapstone 'in the order of 10 houses or less' and leaves the determination of such development to Neighbourhood Plans (see below). This application seeks to develop 28 (200% in excess of the proposals in the JLP). Further, the JLP re-enforces the Settlement Boundary for Crapstone and this application's site is outside the current and proposed settlement boundary.
4. The Neighbourhood Plan is the most advanced NP in West Devon and completes its Regulation 14 consultation on 31st March 2017. It seeks to allocate 2 sites within the Parish, one in Yelverton (within the DNPA) and one in Buckland Monachorum. The site considered in this application was considered but rejected on the grounds that the other sites were more sustainable and better met the needs of the respective communities and Crapstone has both very limited community facilities and has borne the brunt of recent housebuilding within the Parish. The NP's proposals have been communicated on the NP website and widely consulted on over the last 6 months.
5. There is considerable concern about the potential linkage between development in Crapstone and flooding in the village of Milton Combe. The application fails utterly to adequately address this risk and while acknowledging the potential for flooding makes no proposals to manage and mitigate it.

b) Planning Decisions: None to report

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DATE OF FUTURE MEETINGS:

Weds 12th April: Planning Committee at 7.30pm at Buckland Monachorum Village Hall

Weds 19th April: ANNUAL PARISH MEETING at 7.00pm (venue tbc)

Tues 25th April: Planning Committee at Yelverton War Memorial Hall at 7.00pm followed by Full Council at 7.30pm

Meeting finished at 7.28pm