

Minutes of the **PLANNING COMMITTEE** of Buckland Monachorum Parish Council held remotely.
BY ZOOM on Tuesday 27th April 2021 at 7:00pm

Present: Cllrs R Cheadle (Chair), M Fowler, S Woollacott, V Bolitho, A West, A Cunningham and S Challis

In attendance: K Griffiths (Parish Clerk)

117/21 **APOLOGIES FOR ABSENCE**
 From Cllr Sheridan and Baird

118/21 **DECLARATION OF INTERESTS**
 None

119/21 **ITEMS OF GENERAL CORRESPONDENCE AND PLANNING MATTERS,**
 No matters to discuss.

120/21 **PLANNING APPLICATIONS:**

| Application Number | Details | BMPC Comment |
|-----------------------------------|---|-----------------------------|
| DNPA 0121/21 | Construction of an open market dwelling at Midway, Yelverton by Kivells Ltd | Object |
| WDBC 0625/21 | Householder application to demolish existing wood and steel roof garage and rebuild using blockwork and existing steel roof at Gate Cottage Buckland Abbey PL20 6EZ | Neutral View |
| DNPA 0161/21 | Erection of first floor rear extensions with balcony over and French door with Juliet balcony at The Old Exchange, Yelverton | Neutral View |
| WDBC 0811/21/FUL | Proposed single-storey dwelling with associated landscaping, including provision of Devon bank and tree planting at Axtown Lodge, Green Lane, Yelverton | Object (See comments below) |
| WDBC 0951/21/HH Q | Householder application for proposed alterations to existing garage to create additional ancillary accommodation to main house at Denham Lodge Buckland Monachorum PL20 7NR | Neutral View |
| WDBC 1092/21/ARC | Application for approval of details reserved by conditions 5 & 9 of Planning Permission 1719/19/VAR at Land East Of Yelverton Business Park Access To Yelverton Business Park Yelverton Business Park Crapstone | Neutral View |

WDBC 0811/21/Ful -

The applicants agent spoke, they have looked at the principal of the development and feel that it can be supported, this includes the delivery of a three bedroom property. Landscaping and ecological considerations have been taken into account. They have been working with WDBC and the AONB officer. Extensive work has been carried out to provide a high quality development. It is considered that the impact on neighbours will be negligible.

No questions raised by the committee.

A representative of the local community that are objecting spoke, representing about 20 households. The development is a great concern to the residents, it is a green field at the moment and open countryside. It is felt that it would set a precedent. It is also outside any settlement boundary. It is felt that it would allow other developments nearby. It would be an intrusion on peaceful countryside and should be refused.

PC discussion, Cllr Cheadle commented there have been a number of applications on this site, although much larger. They were refused by WDBC and went to appeal. The inspector came to the view that the site was not isolated and could be sustainable. Since then, the JLP has been approved, and has identified a 5 year land supply. There is sufficient land provided for houses that are required. Therefore, there is no need to develop this site as the JLP provides other sites. This doesn't mean houses cannot be built, but there is no need. There is a requirement for more affordable housing.

After due consideration by the committee, it was decided that an OBJECTION to the application would be submitted to the planning authority.

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PLANNING DECISIONS:

| P.A No. | Details | BMPC Comment | Planning Auth. Comment |
|----------------------------------|--|---------------|------------------------|
| WDBC 0095/21/FUL | Erection of building to store members ride-on buggies at Yelverton Golf Club, Golf Links Road, Yelverton, PL20 6BN | No Objections | Conditional Approval |
| WDBC 4029/20/HO | Householder application for construction of new front porch and toilet, single storey rear lean to kitchen area, infill side area to form first floor bathroom, loft conversion and detached single garage to rear at 1 Blowiscombe Cottages, Milton Combe, PL20 6HJ | Support | Conditional Approval |

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Dates of future meetings:

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| 11 th May 2021 | Provisional Planning meeting |
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Meeting ended at 19:35pm