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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 **7th FEBRUARY 2018** at **7.30pm**

Present: Cllrs Cheadle, (Chairman), Wood, Baird, Challiss and Larkin

In attendance: K Johns (Parish Clerk)
Sarah Jones
Approx. 20 members of the public

Sarah Jones (applicant for Planning Application No. DNPA 0043/18), spoke at the start of the meeting. She addressed both the PC and the 20 approx. members of the public who were attending the meeting with regard to the planning application. She stated that she had decided to withdraw the application. She stated her reasons for withdrawing the application is that she enjoys living in the village of Clearbrook and hopes to do so for many years to come and that she had not realised the how strongly the villagers would oppose the application to change the use of part of her house into a café.

A spokesperson on behalf of the group of people opposing the application reiterated their concerns about the effect the development would have on road safety in the village and the fiscal impact such a business would have on the existing pub and the village hall. Having stated these facts, they welcomed the withdrawal of the application.

27/18 **APOLOGIES FOR ABSENCE** Cllrs Fowler, Butland, Bolitho and Woollacott

28/18 **DECLARATION OF INTERESTS** None.

29/18 **ITEMS OF GENERAL CORRESPONDENCE AND PLANNING MATTERS**

Cllr Cheadle gave an update on the Abbey Rise, Crapstone planning appeal. The Planning Inspector has determined that the development of 22 houses should go ahead. One of the main reasons that they have made this decision is that planning authorities must be able to show they have a 6-year land supply. Unfortunately, West Devon Borough Council were unable to do this because their local development plan is out of date and the new joint local plan is still in the process of being approved. Cllrs voiced their concerns about the issue, in that it could cause more planning applications to be approved which neither fit in with the proposed Joint Local Plan and Buckland Monachorum's Neighbourhood Plan. Cllr Cheadle went onto say that the decision to allow the development to go ahead has also had the effect of nullifying the Parish's Neighbourhood Plan and it will have to go back to the drawing board. Cllrs voiced their concern about the outcome as the costs in time and money to get the plan off the ground have been considerable. Cllr Challiss said that the draft Neighbourhood Plan was a good document and that it should not be written off. It was **AGREED** that the PC will now wait for the Joint Local Plan to be published before deciding on what should be done next.

Other news is that Cllr Cheadle has attended a meeting on the Joint Local Plan. At the meeting he voiced his concerns about the increasing volume of traffic on A386 between Yelverton and Roborough. Cllr Wood stated they were also concerned about the safety of road users along the stretch of road.

Finally, Cllr Cheadle reported that WDBC planning enforcement team will be introducing a new Enforcement Policy, which will see the introduction of a new priority system.

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1. Planning Applications:

P.A. No.	Details	BMPC Comment
DNPA 0047/18	Construction of a practice net at Yelverton Golf Club, Golf Links Road, Yelverton by Mr S West	Neutral View
DNPA 0043/18	Change of use of part of residential house (C3) to restaurant/café (A3) at Heathfield House, Clearbrook, Yelverton by Mrs S Jones	Withdrawn
DNPA 0037/18	Request to vary S106 Town & Country Planning Act 1990 planning obligation in respect of planning permission ref 0675/14 at residential development site at Briar Tor, Yelverton by Quoinstone Developments	Object
DNPA 0033/18	Single storey rear extension at 5 Greenbank Terrace, Yelverton by Mr J Beckly	Neutral View

2. Planning Decisions:

P.A. No.	Details	Planning Authority comment	BMPC comment
DNPA 0603/17	Erection of carport to Shale, Devon Tors Road, Yelverton	Grant Conditionally	Neutral View
DNPA 17/0080	Tree Preservation Order: Ashfield, Harrowbeer Lane, Yelverton	Grant Conditionally	Neutral View

30/18

1. Date of future meetings:

- Weds 7th Feb:** Planning Committee at 7.30pm at Committee Room, Buckland Monachorum Village Hall
Tues 27th Feb: Planning Committee at 7.00pm followed by Full Council at 7.30pm at Committee Room, Buckland Monachorum Village Hall

Meeting finished at 8.00pm