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Minutes of the **PLANNING COMMITTEE** of Buckland Monachorum Parish Council held at **MILTON COMBE VILLAGE HALL** on **WEDNESDAY** the **9th MAY 2018** at **7.30pm**

Present: Cllrs L Wood, V Bolitho, G Baird, D Butland, S Challiss, M Fowler, L Larkin and S Woollacott

In attendance: K Johns (Parish Clerk)

Mr Julian Fry attended the public part of the meeting to put his case forward for Planning Application No. 215/18 - Change of use from Agricultural Barn to dwelling at Land at Clearbrook. He stated his reasons as follows; He has 5 people in his family and they are currently living in a 2-bed house within the village. This is due to being outpriced of the market 4 times in recent years. He also comes from a long line of Fry's who have either lived in Clearbrook or nearby in the Parish. The barn is part of a 16-acre smallholding that he runs. Cllrs queried whether he would object to the barn having an agricultural tie if change of use was approved and Mr Fry responded that he would have no objection to such a clause.

Cllr Wood thanked Mr Fry for attending the meeting.

127/18 **APOLOGIES FOR ABSENCE** Cllr Cheadle.

128/18 **DECLARATION OF INTERESTS** None.

129/18 **ITEMS OF GENERAL CORRESPONDENCE AND PLANNING MATTERS**

1. Items of General Correspondence and Planning Matters, to include:

- i) Chairman's report on 2 planning appeals: a) Land at SX 510 668, South of Green Lane, Yelverton, b) Tamar, 11 Moorland Court, Yelverton.

Cllr Wood read out the notes forwarded by Cllr Cheadle in their absence. Members **AGREED** that the notes reflected the views of the PC and should form part of its official response to the two planning appeals. (See Appendix 1 for notes)

- ii) To consult on proposed new road names for Briar Tor development

Members **AGREED** that the PC's preferred choices for the development's road names were as follows:

Road 1 – Ottor Road

Road 2 – Ottor Close

130/18 **2. Planning Applications:**

P.A. No.	Details	BMPC Comment
DNPA 0201/18	Erection of first floor roof extensions, internal alterations, rebuild of garage incorporating study room in the roof and rear conservatory at Tresco, Eastella Road, Yelverton by Mr W and Miss W Ye	Neutral View Body
DNPA 0215/18	Change of use of barn to dwelling at land at Clearbrook, Yelverton by Mr & Mrs J Fry	Support*
DNPA 0218/18	Erection of single storey garage over existing area of hardstanding and two storey front extension at 3 Clonway, Yelverton by Mr S Turner	Neutral View

3. Planning decisions:

None to report

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131/18 4. Date of future meetings:

- Tues 22nd May:** Planning Committee meeting at 7.00pm at Yelverton War Memorial Hall (Committee Room) followed by the **ANNUAL MEETING OF THE PARISH COUNCIL** at 7.30pm
- Weds 13th June:** Planning Committee Meeting at Clearbrook Village Hall at 7.30pm

Meeting finished at 8.18pm

APPENDIX 1 to Buckland Monachorum Parish Council Planning Committee Meeting 9.5.18

BMPC Comments on Planning Appeals on SX 510 668, Land south of Green Lane, Yelverton:

Appeal reference: APP/Q1153/W/18/3194430

Proposal: Erection of single residential dwelling with associated parking and residential amenity area.

Location: Land at SX 510 668, South of Green Lane, Yelverton

Appellants name: Mr & Mrs M Liesching

Appeal start date: 24 April 2018

The Parish Council objects to this application for the reasons outlined below.

The site sits within the Tamar Valley Area of Outstanding Natural Beauty which, in accordance with the NPPF para 115 states that 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty'. The application site intrudes into this landscape and clearly will have a harmful effect on it.

The Buckland Monachorum Neighbourhood Plan is currently at Regulation 16 and sets out strategies for meeting our future housing needs. These concentrate on providing affordable housing in sustainable locations suited to young families and more elderly residents, close to community facilities such as shops, the health centre, school and transport hub and this application, for a large, detached house in the open countryside fails on all these counts.

Finally, a recent application to build 22 houses on a site within the Parish (in Crapstone) meets the indicative housing target in the Local Authorities Joint Local Plan.

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BMPC Comments on Planning Appeals on Tamar, 11 Moorland Court, Yelverton:

Appeal reference: APP/Q1153/W/18/3194516

Proposal: Outline application (with some matters reserved) for erection of single detached dormer style bungalow with integral garage

Location: Tamar, 11 Moorland Court, Yelverton

Appellants name: Dr & Mrs S Lloyd

Appeal start date: 25 April 2018

The Parish Council objected to this application when presented and this view has not changed.

The site sits within the Tamar Valley Area of Outstanding Natural Beauty which, in accordance with the NPPF para 115 'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty'. The application site intrudes into this landscape and clearly will have a harmful effect on it.

Allied to this, para 53 of the NPPF states that 'Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The Buckland Monachorum Neighbourhood Plan is currently at Regulation 16 and sets out strategies for meeting our future housing needs. These concentrate on providing affordable housing in sustainable locations suited to young families and more elderly residents, close to community facilities such as shops, the health centre, school and transport hub and this application fails on all these counts.

Finally, a recent application to build 22 houses on a site within the Parish (in Crapstone) meets the indicative housing target in the Local Authorities Joint Local Plan.

End