

# Chudleigh Town Council

# **Planning Committee**

# Tuesday 23 May 2023: 7pm

## Election of Chair.

Councillor Lillington proposed that Councillor McCormick remain as Chair of the committee. This was seconded by Councillor Webb. There being no other candidates Councillor McCormick was duly re-elected.

## Election of Vice-Chair.

Councillor McCormick proposed that Councillor Webb remained as Vice-Chair of the committee. This was seconded by Councillor Hares. There being no other candidates Councillor Webb was duly re-elected.

## Public participation:

District Councillor Sanders spoke about the CH2 development and the possibility of the Town Council being involved in the management of the public land on site. She recommended that the Council limit itself to the amenity land (the three fields) and leave the management of the land on the housing development to a management company. She also thought it could be worthwhile for the Council considering employing a ranger service. She added that ground source heat pumps required underfloor heating or very large radiators.

##  In attendance:

Cllrs McCormick (Chair), Lillington, Bowling, Hares, Mathews, Sherwood (from 7.30pm) and Webb. Also in attendance John Carlton (Clerk) and District Councillor Sanders.

## Apologies:

Councillor Hadley.

## Declaration of members’ interests:

None.

## Urgent matters brought forward by the Chair:

Councillor McCormick advised councillors that there would be a meeting for representatives of town and parish councils in Teignbridge to meet with senior planners from TDC to express their concerns about the current system. He invited any interested councillors to join him at the meeting on 25 May.

## Application 23/00646/FUL: 12 Fore Street, Chudleigh: Change of use of first and second floor offices to residential use with external and internal alterations.

After brief discussion councillors agreed that they had no objection to the proposal. **(Action point 1)**

## Application 23/00393/AGR: Top Rock, Chudleigh: Barn for storage of straw and hay.

Councillors noted the two objections on the planning portal. Whilst having no objections they wondered whether the proposed location had the least visual impact or whether it should be closer to the existing field access. **(Action point 2)**

## Application 23/00536/HOU: 14 Haldon View, Chudleigh: Rear extension and garage.

After brief discussion councillors agreed that they had no objections to the proposal. **(Action point 3)**

## Application 23/00545/VAR: Cedar Gables, Exeter Road, Chudleigh: Variation of condition 2 on planning permission 21/01835/FUL (demolition of existing bungalow and construction of a replacement dwelling) to remove chimney and internal alterations.

After brief discussion councillors agreed that they had no objections to the proposal **(Action point 4)**

## Application 23/00754/CLDE: 1A Mulberry Court, Old Exeter Street, Chudleigh: Certificate of Lawfulness for existing use as a separate dwelling.

The Chair provided councillors with a history of the applications for this site. A previous application had been refused earlier this year because the planning officer was not convinced that the applicant had demonstrated continuous use of the property as a separate dwelling. Councillors agreed that they had no objections provided that the planning officer was now content with the evidence provided and that Council Tax payment records supported the applicant’s assertions. **(Action point 5)**

## Application 23/00825/AGR: Mistletoe Farm, Warren Lane, Chudleigh: Agricultural steel-framed storage building.

After brief discussion councillors agreed that they had no objection to the proposal. **(Action point 6)**

## The CH2 development.

Councillors noted the objection to the application by the TDC Green Spaces team. Their objection was because of the lack of sports pitches on the site which, in the past, had been a required tranche of the application. It was decided that the Council should make a submission supporting the Green Spaces team’s desire for extra sporting facilities in the town but advising that the site was the wrong location and would serve the community best as amenity land. **(Action point 7)**

## Correspondence:

The Clerk advised that SLCC were providing an online “planning summit”. He would circulate details. Councillors noted the email from a resident expressing concern about steps access to the play area at The Leighs but noted that was a level access within 100m of the steps.

Councillors agreed to trial a 7.30pm start for planning committee meetings.

The meeting closed at 7.45pm

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| Item | Action point | By whom |
| 1 | Application 23/00646/FUL: 12 Fore Street: Advise LPA that the council has no objections | The Clerk |
| 2 | Application 23/00393/AGR: AGR: Advise LPA that the council has no objections to the proposal but would wish the planning officer to consider the best siting for the barn. | The Clerk |
| 3 | Application 23/00536/HOU: 14 Haldon View: Advise LPA that the council has no objections to the proposal | The Clerk |
| 4 | Application 23/00545/VAR: Cedar Gables: Advise LPA that the Council has no objections to the proposal. | The Clerk |
| 5 | Application 23/00754/CLDE: 1A Mulberry Court: Advise LPA that the Council has no objections provided that the applicant’s evidential assertions are supported by Council Tax payments records. | The Clerk |
| 6 | Application 23/00825/AGR: Mistletoe Farm: Advise the LPA that the Council has no objections to the proposal | The Clerk |
| 7 | CH2: Advise LPA that the Council supports the Green Spaces team in their desire for extra sports facilities but feel that the CH2 site is not the right place. | The Clerk |

Signed:

Name: Michael McCormick

Chair of planning committee

Dated: 5 June 2023