

# Chudleigh Town Council

# **Planning Committee**

# Tuesday 18 July 2023: 7pm

## Public participation:

There was public participation during the discussion on aspects of the CH2 development and is included in item 7.

## In attendance:

Cllrs McCormick (Chair), Lillington, Bowling, Hares, Sherwood and Webb. Also in attendance John Carlton (Clerk), District Councillor Sanders, Peter Crawford and Lucy Downes (Wain Homes) and two members of the public.

## Apologies:

Councillor Matthews.

## Declaration of members’ interests:

None.

## Urgent matters brought forward by the Chair:

None

## Application 23/01045/HOU: Brook Corner, 19 Millstream Meadow, Chudleigh: Erection of flue for log burner and external log store.

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

## Discussion on the CH2 application (22/01651/MAJ) and the use of part of the amenity land for a football pitch with changing and toilet facilities. Consideration of who will manage these facilities and the impact on the Town Council’s plans for use of the amenity land.

The Chair asked Peter Crawford to update on latest developments. Peter Crawford advised that the TDC Green Spaces team were insisting that the development needed to provide additional sporting facilities. Their objection had also been shared by Sport England. He was seeking the views of the Town Council on the likely proposal from Wain Homes to provide a ”kick-about” football pitch on part of the previously labelled amenity land. He added that the Sports Centre had no interest in taking on the management of these facilities given its separation from their existing facilities. If the Sports Centre will not manage the additional pitch then TDC have indicated that they will. However, they would then require the construction of changing room and toilet facilities as it would not be possible to piggyback on the Sports Centre’s facilities. He noted that the preferred location from TDC’s point of view was the first field of the amenity land. It was noted that wherever a football pitch might be located on the amenity land the TDC ecologist was emphatic that there could be no external lighting serving the pitch. The ecologist had stated a preference for field three being the site of the pitch as this would least impact on the bats. Councillor McCormick, responding, reiterated that the Town Council had no interest in managing any pitch and associated facilities that might be installed.

A member of the public then spoke. Referring to the original plan drawn up by Cavanna Homes to provide sports pitches, she expressed concern about the adequacy of the drainage given the high clay content of the soil. This was likely to limit winter use of the pitch. She wondered whether a site near to the proposed allotments might be preferable.

Peter Crawford asked whether the Town Council would be prepared to take the three fields of amenity land with a pitch and associated facilities in place (albeit managed by TDC) subject to a satisfactory LEMP. Councillor McCormick replied that, in principle, this was satisfactory but the final decision would need to rest with full council.

Councillors then discussed the various contributions made and were in agreement regarding the management of the football pitch and shared concerns regarding the proposed location. In summing up, Councillor McCormick said that the council understood the need for enhanced sports facilities in the town and fully supported that aim. However, he was unconvinced this was the correct location. The Town Council had experienced a lot of problems with vandalism and ASB at Millstream Meadow and there was concern that the changing and toilet facilities would be a magnet for both given its isolated location.

## Application 21/01527/MAJ: The Oaks, land off Station Hill, Chudleigh: Outline application for up to 2,500 sqm of commercial development (Class E) and associated works. Approval sought for means of access.

Councillors noted that this application had been made necessary because the previous consent had expired. After brief discussion, councillors agreed that they had no objections to this new application. **(Action point 2)**

## Application 23/01201/DEM: Land at Woodway Street, Chudleigh: Demolition of two storey stone building with corrugated iron roof and stone wall.

The Chair reminded councillors that there had been an application for this site earlier in the year. That application, 23/00165/OUT, proposed the construction of three open market dwellings. That application was refused. Amongst the reasons for refusal was that the removal of the stone wall and barn would have a detrimental impact upon the character of the street scene and the setting of the Chudleigh CA. Another reason for refusal was that the applicant had failed to demonstrate that the proposed development would not result in harm to protected species. Councilloirs noted that this demolition would lead to the loss of a pipistrelle day roost, a greater horseshoe bat night/feeding roost together with various swallow and sparrow nesting sites. It was noted that no mitigation was being proposed. Councillor Lillington proposed an objection for the two reasons previously stated. This was seconded by Councillor McCormick and unanimously agreed. **(Action point 3)**

## Correspondence:

The Clerk advised that two significant planning applications had been received since the agenda for tonight’s meeting had been published. He suggested a couple of dates to meet and councillors decided that the committee should meet again on Wednesday 2 August.

The meeting closed at 7.50pm

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| Item | Action point | By whom |
| 1 | Application 23/01045/HOU: 19 Millstream Meadow: Advise LPA that the council has no objections | The Clerk |
| 2 | Application 21/01527/MAJ: The Oaks employment land: Advise LPA that the council has no objections to the proposal. | The Clerk |
| 3 | Application 23/01201/DEM: Land at Woodway Street: Advise LPA that the council objects to the proposal. | The Clerk |

Signed:

Name: Michael McCormick

Chair of planning committee

Dated: 4 September 2023