

# Chudleigh Town Council

# **Planning Committee**

# Wednesday 2 August 2023: 7pm

## Public participation:

Hannah Cameron spoke in favour of the application for the change of use of the Highwayman’s Haunt from a public house to a private dwelling. She told the committee that the applicant had sought to find a wider commercial use for the premises but the application had been refused by the LPA. The applicant had sought to reopen the premises as a public house but that had proved to be financially unviable and the premises were now shut. She added that the change of use, if granted, would ensure that the listed building would be maintained. Another member of the public spoke against the application. He emphasised that he had nothing against the application, better a private house than not being used at all. However, he felt that the loss of what he considered to be the only family friendly licenced premises with outside space in Chudleigh would be regrettable. He felt that the change of use, if granted, would be irreversible and wondered whether all avenues had been explored to make it a viable licenced premises.

## In attendance:

Cllrs McCormick (Chair), Powell, Bowling, Hares, Sherwood, Hadley, Matthews and Webb. Also in attendance John Carlton (Clerk), Phil Daysh (Applicant, Highwayman’s Haunt), Hannah Cameron (Agent, Highwayman’s Haunt) and two other members of the public.

## Declaration of members’ interests:

None.

## Urgent matters brought forward by the Chair:

None

## Application 23/01269/FUL & 23/01270/LBC: The Highwayman’s Haunt, Chudleigh: Change of use of a public house to a dwelling.

The Chair advised the committee that The Highwayman’s Haunt was a listed building and confirmed with the agent that no external changes were being proposed. Several councillors spoke, expressing regret about the loss of the community facility. Ultimately, though, they accepted that the business was unlikely to be viable in its current form. The Chair noted that several different owners, some very experienced in the industry, had tried to make the business a success and none had been able to do so. Councillors agreed unanimously that the change of use application should not be opposed. **(Action point 1)**

## Application 23/01174/HOU & 23/01175/LBC: Coburg Cottage, Parade, Chudleigh: Part removal of part boundary wall to create parking to front.

The Chair advised councillors that Coburg Cottage was a listed building. The wall had already been knocked down without consent and the applicant had been advised by the LPA enforcement team that a retrospective planning application would need to be submitted. Councillors noted the recommendation of refusal from the Local Highways Authority. They had advised that any access on to a B road required there to be room to turn a vehicle within the curtilage of the property so as to avoid vehicles reversing on or off the off-street parking. Councillors agreed that what was proposed posed a potential danger to other road users. They were also concerned about the adverse visual impact on the listed building and to the street scene. Councillor Hadley proposed an objection due to the highways and listed building issues. This was seconded by Councillor Sherwood before being unanimously agreed. **(Action point 2)**

## Correspondence:

Councillor McCormick told councillors that there had been lengthy correspondence from a Staffordshire council seeking support for a campaign that sought to protect the powers of NDPs. He suggested it be discussed at full council on 4 September to give councillors time to digest the documentation.

The meeting closed at 7.25pm

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| Item | Action point | By whom |
| 1 | Application 23/01269/FUL & 23/01270/LBC: The Highwayman’s Haunt: Advise LPA that the council has no objections | The Clerk |
| 2 | Application 23/01174/HOU & 23/01175/LBC: Coburg Cottage: Advise LPA that the council objects to the application on highways grounds and the adverse visual impact on a listed building. | The Clerk |

Signed:

Name: Michael McCormick

Chair of planning committee

Dated: 4 September 2023