

# Chudleigh Town Council

# **Planning Committee**

# Tuesday 24 October 2023: 7PM

## Public participation:

Chris Burton explained that this was essentially the same application that already had Class Q consent. The LPA ecologist required a LEMP and an HRA in support of the application. That LEMP had been submitted as part of this new application. He noted that there was an objection regarding the current level of external lighting on the site. He explained that this had recently been installed for security purposes following a break-in on the site. The other member of the public present spoke against the application, saying that the mitigation for bats was insufficient. The current ecology survey acknowledged that this was an important area for greater horseshoe bats. The quarry site contained caves and good vegetation cover making it a valuable habitat. They added that the current external lighting on the site was simply not bat friendly.

## In attendance:

Cllrs McCormick (Chair), Bowling, Lillington, Matthews and Webb. Also in attendance John Carlton (Clerk), Chris Burton (Applicant, Stancott), and one other member of the public.

## Apologies:

Councillors Sherwood, Hadley and Fuller.

## Declaration of members’ interests:

None.

## Urgent matters brought forward by the Chair:

None

## Application 23/01635/NPA: Stancott Farm, Land at Ngr 288636 80491, Chudleigh: Application for prior approval under Part 3 Class Q (a) and (b), paragraph W of the GDPO for change of use of an agricultural building to 5 dwelling houses (Two larger and three smaller)

Councillor McCormick summarised the planning history of the site since 2018. He noted that the Habitat Regulations Assessment had yet to be produced. Also that Natural England were delaying their input until they had seen the HRA and taken time to digest the lighting assessment and the LEMP. He felt that the Town Council was in no position to make a judgement until these submissions were in the public domain. There was a discussion amongst councillors where all agreed that a holding response should be sent to the LPA. **(Action point 1)**

## Correspondence:

None.

The meeting closed at 7.15pm

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| Item | Action point | By whom |
| 1 | Application 23/01635/NPA: Stancott: Advise LPA that the Council wishes to see the HRA and the submission from Natural England before determining our stance. | The Clerk |

Signed:

Name: Michael McCormick

Chair of planning committee

Dated: 6 November 2023