

# Chudleigh Town Council

# **Planning Committee**

# Thursday 16 November 2023: 7.30pm

## Public participation:

None.

## In attendance:

Cllrs McCormick (Chair), Bowling, Sherwood, Matthews, Hares and Fuller. Also in attendance John Carlton (Clerk).

## Apologies:

Councillors Lillington, Hadley and Webb. Apologies from Chris Burton (Stancott applicant).

## Declaration of members’ interests:

None.

## Urgent matters brought forward by the Chair:

Councillor McCormick drew councillors attention to TDC’s latest Local Plan consultation.

## 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)

Councillors noted the contents of the Habitats Regulations Assessment (HRA). It was noted that the HRA was unconvinced that sufficient bat mitigation was in place given that there was substantial multi-species bat activity on the site. It was also noted that the applicant planned to have no external lighting, instead requiring the new householders to apply to the LPA for the lighting they wanted. Councillors were unconvinced that was a workable arrangement and was likely to lead to an unregulated free for all. Councillors unanimously agreed that concern should be expressed regarding the bat mitigation and that the LPA should be asked to apply a lighting condition to any consent granted. **(Action point 1)**

## Application 23/01922/FUL: The Old Stables, Lane to Ugbrooke Park, Chudleigh: Conversion of store to annex.

Councillors had no concerns regarding the works to be carried out but wanted a condition attached to any consent requiring the annex to remain as ancillary accommodation to the Old Stables. **(Action point 2)**

## Application 23/01975/CAN: Highlands View, Highlands Park, Chudleigh: Remove section of hedge to achieve a minimum clearance of 7m to the rear of the insured property. The tree works are proposed to stop the influence of the trees on the soil below building foundation level and provide long term stability.

Councillors noted that the application to remove the hedge was due to concerns that its roots were drying out the soil below foundation level leading to subsidence. However, they were concerned that there was insufficient information within the application. No specific mention was made of the meterage of hedge to be lost nor any assessment of its ecological value. They noted that there was a vague reference to mitigation planting but absolutely no details of what the substitute planting would be or where on the site. **(Action point 3)**

## Correspondence:

None.

The meeting closed at 7.50pm

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| Item | Action point | By whom |
| 1 | Application 23/01635/NPA: Stancott: Advise LPA that the Council has concerns about the adequacy of the bat mitigation and that a condition regarding external lighting should be imposed.. | The Clerk |
| 2 | Application 23/01922/FUL: The Old Stables: Ask LPA to impose a condition requiring that the annex remain as ancillary accommodation to The Old Stables. | The Clerk |
| 3 | Application 23/01975/CAN: Highlands View: Advise LPA that the Council considers too much detail is not included in the application. These being length of hedge lost, an ecological assessment and plans for substitute planting. | The Clerk |

Signed:

Name: Michael McCormick

Chair of planning committee

Dated: 4 December 2023