

# Chudleigh Town Council

# **Planning Committee**

# Tuesday 19 December 2023: 7.30PM

## Public participation:

See item 6.

## In attendance:

Cllrs McCormick (Chair), Webb, Matthews and Fuller. Also in attendance John Carlton (Clerk) and one member of the public.

## Apologies:

Councillors Lillington, Hadley, Bowling and Hares.

## Declaration of members’ interests:

None.

## Urgent matters brought forward by the Chair:

None.

## Application 23/02061/FUL: Silverton, Marsh Lane, Chudleigh: Extension and alterations to existing office, staff recreation/break area to rear. Change of surface to driveway entrance.

The applicant addressed councillors explaining that the extension was needed as the two companies on site had expanded to the degree that the current office space was insufficient to meet their needs. Councillors noted the conditions that the TDC Biodiversity Officer required due to the presence of several species of bats in the roof spaces of the current buildings and agreed that they should support those conditions whilst advising the LPA that they had no objections. **(Action point 1)**

## Application 23/02128/FUL: Ball Hill Farm, Chudleigh: Agricultural building.

Councillors had no objection to the proposal but noted that enforcement action was being pursued for the removal of a polytunnel on the site. They wished that to happen when the new agricultural building was erected. **(Action point 2)**

## Application 23/02132/FUL: Stonehill Stables, Chudleigh: Temporary equine workers’ dwelling, extension of stable block and retention of works to entrance.

The Chair advised councillors that a very similar application had been submitted a year ago but had later been withdrawn. The Town Council had objected to that application. Whilst councillors were content with the stable block extension and the entrance works they were unconvinced that the applicant had demonstrated a need for living on site. The equine assessment submitted could just as easily apply to any stable yard and failed to demonstrate “essential need”. Consequently, it was agreed to oppose the application. **(Action point 3)**

## Application 23/02133/AGR: Rattycombe Farm, Chudleigh: Agricultural building.

Whilst councillors had concerns about the number of buildings on this site they noted that the category of the application did not require there to be a consultation. Consequently, it was agreed not to comment.

## Community Infrastructure Levy consultation.

Councillor McCormick noted that when CIL was first introduced in 2014 the charge per square metre in Chudleigh was set at £125. The current consultation recommended an increase to £150. Had inflation indexing been applied then the charge would be £185. Chudleigh has been placed in “Charging Zone 1” along with Newton Abbot, Kingsteignton, Kingskerswell and Dawlish. Towns like Communities like Bovey Tracey, Chudleigh Knighton and Ipplepen are in “Charging Zone 2” where the charge per square metre is recommended to be £210. It was agreed that the Clerk should respond to the consultation reflecting these views. (**Action point 4)**

## Correspondence:

None.

The meeting closed at 8.00pm

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| Item | Action point | By whom |
| 1 | 23/02061/FUL: Silverton: Advise LPA that the Council has no objections but would wish a condition on external lighting and dealing with bats during construction. | The Clerk |
| 2 | 23/02128/FUL: Ball Hill Farm: Advise LPA that the Council has no objections. | The Clerk |
| 3 | 232/02132/FUL: Stonehill Stables: Advise LPA that the Council objects to the application for temporary equine workers accommodation. | The Clerk |
| 4 | CIL consultation: Advise LPA that the Council believes that Chudleigh should be in “Charging Zone 2”  | The Clerk |

Signed:

Name: Michael McCormick

Chair of planning committee

Dated: 8 January 2024