

# Chudleigh Town Council

# **Planning Committee**

# Tuesday 16 January 2024: 7.30pm

## Public participation:

None.

## In attendance:

Cllrs McCormick (Chair), Webb, Lillington, Bowling, Hares and Sherwood. Also in attendance John Carlton (Clerk) and District Councillor Sanders.

## Apologies:

None.

## Declaration of members’ interests:

None.

## Urgent matters brought forward by the Chair:

None.

## Application 23/02296/DEM: Stone Barn, Land at Woodway Street, Chudleigh: Demolition of two storey stone barn with corrugated iron roof and stone wall.

The Chair provided councillors with the planning history of the site. Around a year ago an application had been submitted proposing the demolishing of all the agricultural buildings on the site and replacing them with three market dwellings. The LPA rejected the application because the because it was outside the defined settlement boundary and that the loss of the barn would have a detrimental impact on the street scene. A second application, to demolish the stone barn, was also rejected because the barn provided a roost for four different species of bat and the applicant was not providing any mitigation for this. Councillors noted that mitigation was now proposed, by converting a stable building to provide alternative roosts for the bats and the birds that also nested in the barn. However, they felt that the loss of the barn would have a detrimental impact on the street scene and that the loss of a well-used roosting site was not justified simply to improve access to the site. They voted unanimously to oppose the application. **(Action point 1)**

## Application 23/00019/MAJ: Rock Nursery, Station Hill, Chudleigh: Erection of a farm shop, café and class E commercial units. To include associated parking, access improvements, landscaping and ecology mitigation. Consideration of additional documents in support of the application.

Councillor McCormick advised councillors that a number of new documents had been posted on the planning portal, including several computer generated images of what the applicant considers the site would look like. This had generated two objections from residents living opposite the site who were concerned about the siting of a pedestrian refuge in the middle of the road. Councillors revisited the objection that the Council had submitted around a year ago. Whilst some concerns had been addressed, councillors still had a number of issues:-

* They considered it imperative that the site was only used as employment land. The concern being what might occur if the numerous business units proved impossible to let.
* There was insufficient provision for pedestrian access.
* The road was not wide enough to accommodate a pedestrian refuge in the centre of the roads.
* There was insufficient parking provision on site.
* Given the ecological sensibility of the site any external lighting would need to be strictly controlled.
* Councillors would wish to see Natural England, Devon Wildlife Trust and the TDC Biodiversity Officer indicate that they were content with the ecological mitigation proposed.

The Clerk was asked to write to TDC updating the original letter of objection. **(Action point 2)**

## Correspondence:

Chair drew attention to a government consultation regarding the proposed Street Vote Development Order legislation. The closing date for responses was 2 February 2024.

District Councillor Sanders advised that a large number of new plans relating to the CH2 application would be appearing on the planning portal in the next few days.

The meeting closed at 8.15pm

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| Item | Action point | By whom |
| 1 | 23/02296/DEM: Stone Barn, Woodway Street: Advise LPA that the Council objects due to the detrimental impact on the street scene and the value of the bat roost that would be lost. | The Clerk |
| 2 | 23/00019/MAJ: Rock Nursery: Update the Town Council’s original submission to take account of the views stated by councillors | The Clerk |

Signed:

Name: Michael McCormick

Chair of planning committee

Dated: 5 February 2024