

**STOKENHAM PARISH COUNCIL  
MINUTES OF PLANNING COMMITTEE  
HELD ON 7<sup>TH</sup> JULY 2017 IN THE  
STOKENHAM PARISH HALL**

**PRESENT:****COUNCILLORS:****P. SPENCE (in the Chair)****L. COWLEY****MRS P. DOUST****J. ANSELL****A. GOODMAN****W. FLETCHER-NEAL****MRS T. DAYMENT****J. GARDNER****R. JACKSON****Also in attendance: Gill Claydon – Parish Clerk****APOLOGIES;****COUNCILLORS:****MRS C. PEARCE****T. LYNN****MRS S. ROWLAND****C. ROGERS****DIST CLLR BRAZIL****1. DECLARATIONS OF INTEREST**

Councillors were reminded of their responsibility to continually update their Notice of Registerable Interests and were invited to state whether they had a declarable interest in any matter to be discussed during this meeting.

**2. OPEN FORUM**

Jan Clarke of Huccombe was in attendance as she was interested in the Appeal for Dunstone Cross Water Tank area. She referred to the parish council's careful consideration of this matter and felt they had made the correct decision and wished to endorse it. The application had now gone to Appeal and she was interested to note whether parish council would add any further comment. The Chairman asked if she had made any representation up to this point and if not urged her to put in a written statement even at this stage to ensure that her comments were noted.

The agent for the application at Little Beeches, Torcross was in attendance to answer any questions if parish council wished. When the matter was discussed at various points the meeting was stood down to allow such dialogue.

**3. MINUTES**

The Minutes of the previous planning committee had been approved at full council and no further meetings held since then.

**4. PLANNING & PLANNING MATTERS****Parish Council Observations (Object – Neutral – Support)**

- 1985/17/FUL New three bedroom dwelling Little Beeches, Torcross – Parish Council had concern in this area with regard to flooding and needed reassurance that such would be addressed as although highlighted in the flood report it stated such would go into the public drain and nothing additional was being included even though it already flooded there. The agent advised that this was a small site which meant there was no room for soakaways or attenuation tanks. The Chairman questioned whether they had sought deregulation from SUDS requirements and how they were getting around providing such

to which the response was that they had included sustainable permeable surfaces. South West Water had also accepted that the water from the house could be discharged into the public sewer. In calculating an approximate total surface/roof area as 100sq metres the Chairman suggested this area needed a soakaway and could not understand why a soakaway was not possible. The regulations for soakaways were that they must be more than 5 metres away from the building and there followed a discussion with regard to infiltration tests and the limited area of the site.

Parish Council noted that the climate was changing fast and whilst they approved a response of no objection they were seriously concerned with regard to drainage and flooding in this area together with light pollution. They wished to see a proper soakaway which did not go down below the water table/ley and should be addressed within this site so as to not pass a flooding problem to a neighbouring property. This surface water should not be allowed to burden the overstretched public sewers. Historic local knowledge stated it had always flooded at this point and this was why parish council needed take the most extreme aggressive view of the management of water there. Parish council also would prefer the majority of larger windows to be situated to the rear of the property rather than the front to ensure there was no light pollution affecting the sensitive nature reserve dark areas. This was also noted to be a new dwelling in an AONB and by virtue of this the applicant should be asked to justify why such development was compliant with the planning guidance and AONB regulations.

*The agent for Little Beeches left the meeting.*

*Cllr Goodman arrived.*

- 2084/17/HHO Householder application for conversion of existing garages into habitable accommodation ancillary to existing farmhouse Well Farm, Chillington – No objection but it was questioned what arrangements had been made for parking of cars currently housed within these garages and as there was a concern where this removal would knock a parking issue on to in this small hamlet.

#### **APPEAL**

- 3811/16/FUL Appeal reference: APP/K1128/W/17/3173720 Proposal: Use of land for storage of one caravan for a period of 6 months and construction of a storage building Dunstone Cross Water Storage Tank, Dunstone Cross, Kingsbridge, TQ7 2EP Appellants Name: Mrs N Dunstan Appeal start date: 15 June 2017. **Stokenham Parish Council objects to the proposed conversion of the redundant water storage reservoir to residential use.**

The site is located prominently within the South Devon Area of Outstanding Natural Beauty, at a major crossroads, and is visible from both the surrounding land and from the sea.

Paragraph 115 of the National Planning Policy Framework says that great weight should be given to conserving landscape and scenic beauty in the AONB.

Paragraph 55 states that local planning authorities should avoid new isolated homes in the countryside unless special circumstances apply. The questions that must be addressed are as follows:

- Does the development meet the essential need for a rural worker to live permanently at or near their place of work in the countryside?
- Does the development represent the optimal viable use of a heritage asset?

- Would the development lead to an enhancement of the immediate setting?
- Is the design of the proposed building truly outstanding or innovative, helping to raise standards of design more generally in rural areas?
- Does the design reflect the highest standards in architecture?
- Does it significantly enhance its immediate setting?
- Is it sensitive to the defining characteristics of the local area?

Given the prominence of the site within the AONB, all of these questions must be answered in the affirmative before planning permission can be given. In the opinion of Parish Council they cannot be. The essential conditions that would grant the development exemption from the general stricture in Paragraph 55 against isolated development are not met, therefore permission should be refused.

The recently published AONB Planning Guidance suggests that decision takers should, when considering whether an exceptional design is sensitive to the defining characteristics of the area, refer to and consider the AONB's special qualities and distinctive characteristics and how the design conserves and enhances these. In our view it does not. Far from enhancing the immediate setting, the proposal threatens significant and lasting harm to the protected landscape and scenic beauty of the area. For these reasons we strongly urge refusal.

#### **TREE PRESERVATION ORDER 2017**

- Ref: 443872 TPO 944 Land at SX 791 430 to north of Green Park Way, Chillington - The reasons for serving the Order were supported by parish council.

#### **5. CORRESPONDENCE AND REPORTS**

- It was noted that one football post at Chillington Playing Field had failed and needed replacing. The Chillington Community Association had obtained a quote. Parish Council asked whether this was the actual replacement size and suggested that perhaps two multi use goal posts might be preferable. Parish Clerk would ask the CCA if this was preferable.
- Devon Air Ambulance was making progress on the Stokenham School landing area after their upbeat meeting. The Governors would now be appraised and their decision awaited. In Chillington it was now felt by Devon Air Ambulance that another landing site could be provided if certain adjustments were made to move one goal post (which was now broken) pivot the tripod swing round out of the landing area and trim some leaning trees on the north side where the path and fence was. There were grants available from Devon Air Ambulance for these sorts of works. This information would be sent to the Chillington Community Association to advise of possibilities but it was noted that a question should be raised that if a user applied to erect a marquee or some other open space item would anyone need to advise Air Ambulance in advance.
- Greg Chambers of the Chillington Community Association had requested to install, on the end of parish council's bus shelter opposite Chillington Post Office, a Village Map with key items around the community. It was noted he had already created a GPS map for mountain bike routes around Chillington and this would be an asset for the community.
- Cllr Gardner noted he had update the website dates for diary section and asked that all organisations let him know their regular meeting dates or any forthcoming functions. The parish clerk was requested to email all organisations accordingly.

- Drainage report for Chillington Playing Field. Cllrs Lynn, Rogers, Cowley and Spence met with John Grimes with regard to his report. The amount of work involved in the report covered full sized drilling rigs for pits and it was acknowledged what his company had been paid for to create this report and that John Grimes had given all his own time voluntarily to the community which was much appreciated. The ongoing estimate for planned drainage was very much an all-in estimate that insurers would provide to ensure they were liable for anything further. However if a local contractor could be found to do works under John Grimes' direction the work could be carried out in stages, to ascertain where the flood points were and cost a lot less. The parish clerk had emailed Richard Rainbow of County Flood Team to ask what permission or reports would be needed to discharge this water into the lower stream/brook. A response was awaited.
- Cllr Fletcher-Neal noted that a request for assistance to repair all the paving slabs along the promenade had been passed to him. The front pavement it was believed belonged to various householders and was not something that parish council could contribute to unless a community project. Various solutions were being considered.
- The Chairman, Cllr Ansell and parish clerk attended the AONB Planning Guidance launch presentation. The Chairman and Cllr Ansell then remained for the workshops. The document hardcopy was held by the Chairman and he commended the contents to all parish council as a highly useful planning documents.
- Cllr Spence had attended the Orchard Link final wash up event to present what the community had achieved from the funding. He felt it was good but was supremely impressed with the other orchards. The Stokenham cluster was still short on real community involvement, especially from Chillington, so it would be a high priority to recruit volunteers at the October apple day.

## **6. NEXT MEETING**

Full Council would be held on the third Thursday in July and the next planning committee would be held on the first Thursday in the month, if planning applications received could not wait until the following full council. All meetings would be held in the Wesley Smith Room at Stokenham Parish Hall commencing at 7.30p.m.

Signed: ..... Dated: 21<sup>st</sup> July 2017

Meeting Closed 8.30p.m.