

MINUTES OF THE EXTRAORDINARY GENERAL PARISH COUNCIL MEETING OF NEWTON & NOSS PARISH COUNCIL

Held on 10 December 2015

PRESENT MRS ANSELL
MS. ADAMS

CLLR GREEN
MR CARTER

MR COOPER

MR. HUSSELL

ALSO PRESENT; 3 parishioners

Mrs McDonough (Clerk)

OPEN FORUM

59 Yealm Road 2682/15/Ful- the applicant addressed the Council in support of her application. Reference was made to the reasons for objection made in respect of the previous planning application

- i) A heritage asset. It was suggested that on appeal, the planning inspector had not found it to be a heritage asset.
- ii) The mass and scale had been too big. The architect had been briefed to come up with a design that resulted in lower impact from all sides. The people behind would have a better view as the building would be sited lower and the view from the road would be opened up for the public giving views across to Noss Mayo.
- iii) Dislike of previous design. It was suggested this was subjective. The look had however been changed from the previous application which had been a large four storey house to a lower level design with lower impact on the environment.
- iv) Overlooking. The new proposal involved no windows roadside and virtually no windows to the sides. The architect had ensured screening reached a height to ensure no overlooking.

It was hoped that the revised design addressed the planners and Parish Councils objections.

The Vice Chairman questioned how demolishing one house and replacing it with two could not have an impact. The applicant advised that the new buildings would be lower down and have a lower impact visually. The second building had been more sunk down than when her architect had addressed the Parish Council previously.

The Vice Chairman referred to the loss of green space and questioned why the building had to be demolished. The applicant advised that one of the objectives was for a disabled friendly, easily maintainable family home to take into account elderly parents and her husband's health. Reference was made to the existing house being adapted but the applicant advised that they wished for a low maintenance property.

264/15 APOLOGIES FOR ABSENCE- there were apologies from Cllr. Baldry, Cllr. Blackler, Mr. Lyndon, Mr. Tubb, Ms. Longworth and Ms. Cove.

265/15 INTERESTS TO BE DECLARED - members were invited to declare interests in the items for discussion during the course of the Meeting. None were declared.

266/15 DISPENSATION REQUESTS- none.

267/15 PLANNING

Planning applications received

267.1 59 Yealm Road 2682/15/Ful-replacement of existing dwelling with 2 No. proposed dwellings.

Cllr. Green referred to the fact that plans were not available on the South Hams District Council website to view. The planning department had sent PDF versions by email which had been circulated to Members. Hard copies were available for the Parish Council at the Meeting. It was suggested the proposals would take up a large area of green space and that two buildings would cause over massing in comparison with what was there currently. Cllr. Green acknowledged that plot 2 was quite low and would not be as visible from Noss. However it was felt the existing building was iconic and renovating would be the better option. Surprise was expressed at the suggestion that the building being a heritage asset was no longer a key issue. The planning inspectors report on appeal on the last application suggested it was a heritage asset and that there was currently no reason to demolish. The applicant advised that the planners had said it would be in order for it to be demolished. The Chairman expressed concern over the late notice of the application, the limited time given to consider the plans and that there had been no opportunity to consider parishioners' views as the plans were not available on the SHDC website. The deadline for comment was 30 December. A time extension had been sought, with the support of Cllr. Baldry, but SHDC had not responded.

Mr. Carter arrived at 6.45pm

DECISION: Objection;

- 1. Visual impact.
- 2. Overdevelopment of site.
- 3. Loss of green space.
- 4. Heritage setting.

Members were also concerned that both they and members of the public had been unable to view the plans on the South Hams District Council planning website commenting that it was a subversion of democracy.

(Vote; 4 in favour of objecting, 1 not in favour of objecting, 1 abstention.)

267.2 Land at SX 553 478, opposite Thorndean, Bridgend 2611/15/FUL-application for the erection of a dwelling. The proposed development did not accord with the provisions of the development plan in force in the area in which the land in which the application related. An extension request to deal with the application had been refused. The SHDC planning website had been down from the preceding Friday to the day before the meeting. Members of the public had been unable to view the plans.

DECISION: Objection

1. Concerns regarding access to site.
2. Outside the development boundary.
3. Precedent would be set for further development outside the development boundary.
4. The existing green space should be preserved- the proposals would lead to loss of amenity in an Area of Outstanding Natural Beauty.
5. Visual impact.
6. The rural character of the area should be preserved.

(Vote; 5 in favour of objecting, 1 abstention)

267.3 Complaint- it was agreed the Chairman would write to SHDC planning department to express in strong terms that the fact notification of planning applications had been received late, the unavailability of plans to view on the SHDC website, the refusal to send hard copy plans and the refusal to give extensions in the circumstances was not acceptable and a subversion of democracy. Residents had been unable to view the plans on line and with the forthcoming holiday period could experience difficulty in getting professional advice if needed.

The meeting closed at 6.55pm.