

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON WEDNESDAY 28th JULY 2010 AT
7.00 PM IN THE CLERK'S OFFICE, TOWN HALL**

Present: Cllrs: Baker: Deputy Chairman
Cllrs: Prince, Posner, Daw, Slater, Distin
In the absence of Cllr Pugh, Cllr Baker took the chair.

027/10P Apologies

Apologies were received from Cllr Pugh who was unwell and Cllr Brewer who was on annual leave. Acceptance of these apologies was proposed by Cllr Posner, seconded by Cllr Prince and carried unanimously.

028/10P Minutes of the Previous Meeting

Cllr Baker signed these as a true record, carried unanimously.

029/10P Matters Arising from the Previous Minutes

There were no matters arising.

030/10P PLANNING APPLICATIONS AWAITING DECISION

10/02066/cou (change of use)

Lower Mead Farm

Cllr Prince reported:

This application seeks change of use for redundant stone barns to rural industrial units for use by small cottage industries. I visited the site at 10:30 on Tuesday 20th July and discussed the matter with the applicant's agent at 12:30 on Monday 26th July.

The buildings comprise a range of barns of rough stone construction under a slate roof and are in generally good order. This roof will be replaced and the rear section of the barn will be rebuilt on a smaller footprint using materials to match the original. An unsightly concrete-block lean-to will be removed. All windows and doors will be of locally-sourced and sustainable hardwood. The interior will be remodelled to make it suitable for the new purpose, including substantial repairs to the first floor and the provision of sub-divisions by stud-walling. Provision for disabled access will be made to both floors using ramps.

There are no issues of access or of on-street parking: the lane to Lower Mead Farm leads directly onto the A38 and has been substantially widened for access to Parker's Farm Caravan Site nearby. There is ample on-site parking and hardstanding. A wildlife survey has been undertaken and its recommendations incorporated into the plans. The site is well-screened by Devon hedges and sits within a depression in the side of the hill, so that it can only be seen from a distance. The applicants run a plant-hire business from the site, so that there is a precedent for business use.

A previous proposal for change of use (Ref: 2000/2989) was granted but has now lapsed. This is a sensible proposal which will renovate and restore an undistinguished group of buildings and bring them into use, compatible with adjacent businesses. It has

the potential to improve local employment, is sustainable and practical and I recommend that it be supported by Ashburton Town Council. **SUPPORTED**

0325/10 (Advertisement consent))

The Bay Horse, 64 North Street

Cllr Posner reported:

The applicants, Punch Taverns, are seeking advertising consent to replace the existing signs on the front and side elevations of the Bay Horse Inn, and also renew lighting to the exterior. At the same time, a general re-decoration of the exterior will be undertaken.

The main name signs will be in timber, with protruding gold lettering on a black background. The former sign facing up North Street has been removed, but will be replaced and will match the fascia sign in construction. The existing hanging sign will be renewed and will display a bay's head above the inn's name. The signs will be illuminated with modern unobtrusive lighting, and the frontage of the building will be illuminated by four, downward facing, 70 watt floodlights. The lantern over the door will be renewed, as will the advertising sign to the right of the door.

It has been a number of years since the exterior of the building has been refurbished, and the proposals are to a high specification that will undoubtedly improve the general look of the building. All existing exterior signage, lights etc are being replaced, and the work will generally improve the experience of visiting that part of North Street. Whilst I wholly support the application, it is on the proviso that none of the floodlighting will have an effect on upward light pollution of the night sky and I would wish that to be incorporated as a condition on granting consent. Save for that condition, I seek approval of the proposed works. **SUPPORTED**

0328/10 (full)

Waverley, Bowdleigh

Cllr Prince reported:

This application requests two extensions to Waverly at the hamlet of Bowdley. I visited the site and discussed the matter with the applicant at 17:15 on Monday 26th July.

Waverley is a modest Victorian double-fronted villa set in eight acres of paddocks with stabling, barns and assorted outbuildings, forming a self-contained enclave on the edge of the hamlet of Bowdley. The applicants wish for two things: first, to the East of the property they propose a two-storey extension with a kitchen below a large bedroom, bathroom and dressing-room suite. This is to be constructed of oak frames under rendered blockwork under a slate roof to conform to the overall design of the main house.

The second part of the application proposes joining the present unsightly timber-framed double garage to the West of the main house by a new entrance hall and rebuilding the garage itself on the existing footprint to provide an extensive lounge or family room. This too would be of timber frame and rendered blockwork construction with the opportunity being taken to provide floor-to-ceiling wood-framed windows in order to take advantage of the views to the South and Velux roof-lights to maximise natural light.

This application includes re-roofing the main house and other outbuildings with slates to replace the existing unsightly cement fibre tiles and re-rendering the exterior of the whole so that all parts will be in agreement with each other. All of the rainwater goods would be replaced and be of a standard pattern throughout. There would also be some re-modelling of the internal arrangements although this is limited by a number of internal load-bearing walls and is mainly confined to re-designation of spaces. The whole project has been designed to create a harmonious whole from what is at present an undistinguished villa and garage both in need of refurbishment.

The property has been the subject of a bat survey, which confirmed the presence of bats and which limits the works to the Autumn and Winter months with suitable provision being made in the plans for the preservation of habitat **SUPPORTED**

0338/10 (full)

Linhay Hill Quarry

Cllr Posner reported:

The application is for the variation of an initial consent granted in 1988 to improve dust collection facilities at the quarry. Since the initial system was installed, technology in dust suppression has improved, and the current application seeks permission to install a new system to replace the existing. The proposed apparatus uses a foam system of dust suppression which is stated to have two obvious benefits in that it is, a) more efficient and, b) uses less water in the process.

The technology and specification of the system is complex and outside the remit of this report, and it is assumed that the applicants would not be undertaking a substantial capital outlay unless they were convinced the system was an improvement on their existing processes. From our point of view, any system that ensures that dust from the crushing processes is contained to the best possible extent must be of benefit, and I support the application and seek approval. **SUPPORTED**

0342/10 (full)

Belford Mill

Cllr Baker reported:

The applicant wishes to replace the dilapidated garden shed and replace it with a larger shed that is going to be a workshop on plans submitted. The gas tank on the side of the shed would be moved to a short distance and solar panels mounted behind the tank. Cllr Baker had discussed the proposal with the applicants who assured Cllr Baker that the nearest neighbour had no objections. The replacement shed has been designed to be in keeping with the adjacent converted stable block and materials used match those of the stable block. The proposals are well below the level of the road and are screened from neighbouring properties as well as from anyone walking on the public footpath opposite at Bluebell Woods by a small copse and Cllr Baker wished to propose that support be given to this application. **SUPPORTED**

GRANTS OF CONDITIONAL PLANNING

0230/10	Little Caton, Caton Cross	NOTED
0228/10	Long Ash, Old Totnes Road	NOTED

031/10P Officer's Report

There were no issues to report.

032/10P Correspondence

One Email received from Cllr Baker stating that she was somewhat perplexed on visiting the newly refurbished Peartree Garage to find the shop selling alcohol and she believed that the town council has not been consulted. Cllr Baker enquired whether the town council is no longer informed of any licensing issues. The Clerk stated that he had received a response from the senior licensing officer at Teignbridge which stated that an application came in for these premises in March 2010 and a notice was displayed at the premises, an advert was placed in the local newspaper and it was also on the public register to allow local residents and any person with an interest, including the town council, to make representations. The applicant is also required to serve the application on 7 responsible authorities including police, fire, environmental health (health and safety) environmental health (control) child protection, trading standards and planning. No representations were received and the licence was issued in April 2010. The licensing officer also wished to note that there are a couple of garages in the district who also have convenience stores.

NOTED

033/10P Any Other Urgent Business

There being no further business, the Chairman closed the meeting at 7.10pm.

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Chairman
25th August 2010