**MINUTES of the THORVERTON PARISH COUNCIL EXTRAORDINARY MEETING held on** 90

**Tuesday October 25th 2016, at 6.30pm, in the Thorverton Memorial Hall**

**Present:** Cllrs Bright, Waldron, Sims, Spivey, Reygate and Turner

**In attendance:** The Clerk and D/Cllr Deed

Cllr Bright, as Vice Chairman, took the Chair in the absence of Chairman Cllr Crang.

**Standing Orders suspended**

**Open Session:** D/Cllr Deed reported that whilst farmers are legally able to apply to Planning, under permitted development rights, to convert barns some farmers are also using this method to apply to convert farm buildings other than barns and so he felt that the Parish Council (PC) should note this.

**Standing Orders applied**

**16/225 Apologies** for absence: C/Cllr Squires, Cllr Lane and Cllr Hodge (other commitments), Cllr Crang (holiday), Cllr Lawson (due to her Interest in planning ref: 16/00661/FULL).

**16/226 Declarations** of Interest: Cllrs Spivey and Turner declared a personal interest in planning application 16/00661/FULL.

**16/227 Confirmation of Minutes** of the meeting of Tuesday 11th October 2016 (circulated): The Clerk reported an amendment to item 16/204 and that the updated draft minutes had been circulated. It was proposed by Cllr Spivey, seconded by Cllr Sims and RESOLVED, that the minutes be signed as a correct record of the meeting.

**16/228 Dispensations** requested: None

**16/229 Planning Applications** -

* **16/00661/FULL** Erection of a replacement storage unit with associated office at Dinneford Street, Thorverton, Devon.

Cllr Bright explained that, according to these new amended plans, the proposed building had now been rotated 90% so that its front, measuring over 15 metres long, was now facing the properties in Dinneford Street. He commented on how the two large roller access doors on the front of the building, which would now face onto Dinneford Street, had a concerning industrial look and not that of a building to be used for commercial business. Cllr Spivey reminded the PC as to what a ‘conservation area’ is in that ‘a conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of The 1990 Planning (Listed Buildings and to Conservation Areas) Act). The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development.  Where there are a number of periods of historical development, the character of individual parts of the conservation area may differ.  Contrasts between the appearance of areas and the combination of buildings of various ages, materials and styles may contribute to its special character. In some instances, areas that either contribute little, or are even detrimental to the character of the conservation area, are included within the boundary because of their potential for enhancement.  It is important that the council carefully balances the benefits of potential enhancement against the possibility that the inclusion of such areas may be perceived as devaluing the status of the conservation area as a whole’. Cllr Waldron requested that the PC’s previous comments submitted to MDDC Planning regarding this application be read out:

***June 2016: 16/00661/FULL****erection of a replacement storage unit with associated office – land off Dinneford Street, Thorverton****.****‘It was RESOLVED that the application would not be supported by the PC and that the plan, as it currently stands, be refused. The main reasons for this decision were 1) due to the detrimental effect that the proposed building would have on the Conservation Area due to its scale and height 2) the additional traffic movement the building would cause on the narrow bridge access and in Dinneford Street 3) as the proposed structure would lend itself, in future, to different uses other than*

*91*

*storage 4) the proposed construction materials would not be in keeping with the surrounding area and buildings’.*

***August 2016:******16/00661/FULL*** *Revised application for the erection of a replacement storage unit with associated office at Dinneford Street, Thorverton. ‘It was RESOLVED that the following comment be submitted: 'the PC is pleased that some of its previous comments appear to have been taken into account and that it would appear that the amended proposal could potentially enhance the current site and conservation area'.*

After further discussion it was proposed by Cllr Bright, seconded by Cllr Sims and RESOLVED (2 Cllrs abstained from voting) that this amended application would not be supported and that the following comments be submitted to MDDC Planning on behalf of the PC:

Whilst the PC appreciates local enterprise and seeks to encourage, and strike a balance between, promoting continued local employment and business it wishes to object to these revised plans. The reasons for this are as listed below:

1. Considering the applicant has now pivoted the building 90% from the original plans the PC feels that the result will give a detrimental effect of the view of the area from the Dinneford Street aspect and on the conservation area in general. It requests, therefore, that the Conservation Officer revisits this application as it would not now appear to fit with the requirements of planning within a Conservation Area. The new plans provide too much of an intrusive impact on the area with the 15 metre frontage, and the industrial type roller doors, on full show from the Dinneford Street area. It should also be noted that the existing trees will not provide nearly enough cover to shield the length of this building sufficiently.
2. The application indicates that the new building is set to replace several smaller existing buildings on this site and is to be used for the same purpose of storage. Due to this the PC requests that the height of any new building be restricted to the height of the tallest existing building currently on site or, alternatively, to a maximum of 4 metres whichever is the higher. The PC notes that whilst the height of the proposed building has been reduced from the original plans (and that some building materials have been changed) the height is still too high, and especially now that the building has been turned, and will impact very negatively on the village and surrounding historic residential area.
3. Should planning permission be gained on this amended proposal the PC would request that total screening of the building, from the Dinneford Street aspect, be applied as a condition of the build and that this should take the form of evergreen trees. The PC is concerned that the existing deciduous trees will do very little to screen the proposed 15 metre frontage from the adjoining residential gardens.
4. Should the Conservation Officer agree to the proposed height of the building, now that it has been turned by 90%, D/Cllr Deed will ‘call in’ the application on behalf of the PC due to the increased negative impact this new proposal would have on the area.

* 16/01497/FULL Erection of a multi-purpose agricultural storage building (729 sq.m) at Twinoaks Farm, Bickleigh, Devon (just outside of Thorverton Parish boundary).

Cllr Bright explained to the PC that this application was for a large building, on a farm, just off the Bickleigh to Crediton main road and that there would appear to be no issues regarding traffic. After discussion Cllr Spivey proposed that the PC submit a comment of ‘no comment’ on this application. This was seconded Cllr Waldron and RESOLVED.

**Planning decisions** received to the date of the meeting: None

**16/230 Financial matters** (and to sign cheques) for -

Capricorn Engineering (J Garne) for mending the bus shelter seat as requested - £72.00 incl. vat.

It was proposed by Cllr Spivey, seconded by Cllr Waldron and RESOLVED, that this payment be made.

**16/231 Allotment Gate -** Cllr Sims reported that the gate leading into the allotments had dropped due to 4 bolts on the top hinge coming away from the wood post. Cllr Waldron proposed that the repair be completed by the Handyman and this was seconded by Cllr Turner and RESOLVED.

92

**16/232 Communications -** to consider/note communications received to the date of the meeting –

1. National Guidance to mark the death of senior members of the Royal Family (circulated). Noted.
2. E-mail received from a member of the public requesting a new and professional replacement ‘Raddon’ directional sign for the Bullen Hill/Berrysbridge Road junction. The Clerk had contacted DCC Highways who had agreed to look into the matter of a new sign.
3. E-mail from a resident advising that the light at the entrance to the Quarry Car Park was not working. The Clerk had reported this to DCC Highways again and a repair should take place shortly. It was agreed that residents should be reminded, via FOCUS, that such matters can be reported by the public direct.

**16/233 Highways -**

School Lane – No update had been received from Highways regarding the ‘patching’ or the replacing of the zig zag lines in School to date. Cllr Waldron reported that 2 small areas of road appeared to have been patched to date and that nothing had been done about the zig zag lines. Cllr Waldron also reported that DCC had been contacted by the School regarding the digging back of the mud verge, under the hedge, outside the School in order to make the road wider. The Clerk would enquire as to whether Cllr Lane, as the PC representative to the School, had discussed with the School the idea of it sending a letter to Highways, regarding the zig zag lines, raising the safety implications attached to the request for the lines to be moved further towards the Bullen Street junction.

**16/234 Business at the Chairman’s discretion -**

1. Cllr Turner suggested that a lockable storage container be considered for the Quarry Car Park for the storing of salt that is currently being kept in several different locations around the village. It was agreed to put this on the next agenda. Cllr Sims suggested that the School be offered some salt.
2. Cllr Spivey reported a large pothole in Milford Lane and it was confirmed that this had already been reported by the Clerk and Cllr Turner. Cllrs and residents were urged to report this, and any other potholes, online through the MDDC website. Cllr Spivey also advised that he was to attend the Raddon Group meeting tomorrow on behalf of the PC.
3. Cllr Waldron commented that the rubbish, left in the Quarry Car Park by the previous Shop owners, had still not been removed as previously promised. The Clerk reported that the rubbish was to be skipped this week.
4. It was noted that the 30mph signage regulations were still pending from C/Cllr Squires.

The meeting closed at 7.21pm

**The next Parish Council Meeting** will take place on **Tuesday November 15th 2016** at 7.30pm in the Thorverton Memorial Hall. NOTE: this is a week later in the month than usual.

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