

Minutes of a meeting of Exbourne with Jacobstowe Parish Council held on Wednesday 9th September 2015 at 20.00 in The Village Hall, Exbourne.

70. Those present

Cllr M. Luxton (Chairman)

Cllr S. Blakeman

Cllr B. Cobb

Cllr Mrs. R. Williams

Cllr U. Lawson

Cllr T. Foster

Cllr Louise Watts, one of the Borough Councillor for the Exbourne Ward was present

There were two members of the public present.

71. Apologies for absence – Cllr Hedley had sent his apologies as he is away on holiday. His apology was accepted.

72. Declarations of interest – there were none.

The chairman invited the two members of the public to address the council.

Mr. Stewart began by stating he objects to the application. There are two main issues. Firstly the site is outside the current development boundary and it is agricultural land. The decision should be made on the guidelines currently in place. He feels more thought could have been given to the location.

Secondly the access to the site. If permission were to be given construction traffic would need to gain access to the building site. The current access to the dwellings was laid out about 40 years ago when vehicles were smaller and there was less traffic on the roads. It serves as an access to six properties and there is no pedestrian pathway. The access has a very uneven surface.

Devon County Council has it's own set of guidelines 'Highways Development management advice for the determination of planning applications'. It stipulates a maximum of three dwellings to be served by a track, a minimum width of 3 metres (the track into The Tumbles is about 2.6m – 2.7m wide) and every 25m there should be a passing place. There are none – it is impossible to step out of the way.

He concluded by stating that the parish council has a duty to protect the health and safety of the parishioners. The route would not be suitable for a private highway so it is certainly not suitable for a public track.

Mr Sawyer then addressed the council. He supported all the points raised by Mr. Stewart. He pointed out that when he purchased his property he understood that the land neighbouring his home was used for agriculture so did not expect any development to take place.

Considering the size of the plot of land that the proposed dwelling is being sited on it has been situated very close to the existing properties.

He concluded by stating the access is not safe.

73 Consideration of planning application

73.1 Application No 00766/2015 High Tumbles, 4 The Tumbles, Exbourne – full application for single storey dwelling with room in the roof and attached garage (resubmission of 00395/2015)

Cllr Watts informed the council that the applicant was supposed to be coming back to the planners regarding the right of way.

Mr. Stewart stated the field has a right of way, but this is linked to the current agricultural use and it would be up to the planners as to whether this right of way continued for residential use.

Cllr Blakeman informed the council that the DCC Guidelines referred to by Mr. Stewart are not legislative they are for guidance only. If Highways did not object to an application then it would be likely that WDBC would grant permission.

He went on to say that the proposed site is outside the current development boundary, but these boundaries are weak. Exbourne needs an extra 20 homes and he would rather see small developments like this rather than developments containing more dwellings. It is unfortunate that the Neighbourhood Plan has just started and the parish council does not yet know residents views. He felt it was reasonable well related to the village, which the development at Land adjacent to Copper Beeches was not.

Mr. Sawyer felt that the development at Copper Beeches was objected to because of the village beginning a Neighbourhood Plan and he felt this development should also be treated the same.

Cllr Foster agreed with some of Cllr Blakeman's comments, but he felt that this is a green field site and if development here is supported then is a precedent not being given to develop on other green field sites?

Cllr Watts stated that this is why the Neighbourhood Plan is so important as it sets down what the community wishes and the issue of green field site development can be part of Exbourne's Neighbourhood Plan.

Mr. Sawyer informed the council that an upstairs window has been put in. This was not in the original application.

The clerk was asked to read out the extract of the minutes where the original application was discussed.

Cllr Lawson proposed that the council supports the application. This was seconded by Cllr Cobb. There were no other proposals. There were 4 votes in favour of the proposal and one against.

The clerk was instructed to return a 'support' comment with the issues raised at the previous discussion and make reference to the DCC guidelines.

74. Any other business at Chairman's discretion

There was no other business.

The meeting closed at 8.36 p.m.