

DENBURY & TORBRYAN PARISH COUNCIL

Minutes of the Meeting Held Monday 5th September 2016 at Denbury Village Hall
Meeting Commenced 7.30pm

Present – Cllr T Brownhill, C Cllr A Dewhirst, Cllr Mrs H Wills, Cllr G Brendon, Cllr Mrs P Griffin, Cllr Mrs E Heaver, Cllr C Stacey.

In Attendance – 2 Members of the Public.

Apologies for Absence – Cllr R White (Chairman), D Cllr Mrs M Colclough, D Cllr D Smith.

Declarations of Interest

Items - 3c & 3d - Cllr C Stacey has declared an interest.

In absence of the Chairman – the Vice-Chairman Cllr Mrs E Heaver took the Chair.

1) **Public Time (Limited to 15 Minutes) –**

- a) Mr M Ashford regards – Planning Application 3d) I support this application as an infill site in the Village, but felt that the eyebrows on the first and last properties were not in keeping with the village and that the continuous roofline should be stepped to break up the continuous line of the building.
- b) Traffic increase in the Village, signs are needed to warn vehicles of the Childrens play area. Gravel layby needs tidying up on the road to 2 mile oak, South West Highways have been informed of this. C Cllr A Dewhirst confirmed he will look into both matters.

2) **Minutes** – Minutes of the Parish Council Meeting Held – Monday 4th July 2016

The above minutes have been distributed and read. They were proposed by Cllr T Brownhill and seconded by Cllr Mrs H Wills with all in agreement and duly signed by the Vice-Chairman – Cllr Mrs E Heaver.

3) **Planning Applications Received from TDC –**

Applications received from Teignbridge District Council

- a) **Application no 16/01938/CAN – Mr S Bassett, Churchwarden – Church of St Mary the Virgin, Denbury – Various tree works to trees within the grounds of the Church. No objections from the Parish Council.**

b) Application no 16/01855/FUL – Mr J Jones – Field to the west of Orleigh View, Torbryan. Agricultural Barn with associated access and parking. The Parish Council object to this application on the following grounds:-

1. It does not conform to local policy S22 Buildings in the countryside. There is no justification for the size or location of this barn. The existing field is divided into 4 or so parts with horses and some sheep, but predominantly horses. There is an existing field shelter on the site in the location of the barn. The field is not large enough to justify the size of barn. The application is not for stabling so we are not sure as to what use this size of barn will be put to.
2. It is located on the highest part of the site right up against the hedge and will be very dominant in the landscape.
3. The access is not good – We assume the applicant will want to have large machinery up there and access onto the Broadhempston road is pretty blind.
4. The drawings are truly shocking. The application mentions manufacturers drawings - where are these?
5. There are bats in Torbryan caves and this is an SSSI as well as the proximity to the county wildlife site at Orley Common- therefore light pollution would be an issue as well as the visual impact in the landscape of lots of lights in an area where there is no street lighting at all.
6. Drainage is also an issue with many water courses nearby and the potential of not only pollution by increased flooding to the highway due to run off from new hardstanding.

c) Application no 16/01959/COU & 16/01960/LBC – Mr & Mrs D Stark – Tornewton Farm, Denbury – Conversion of agricultural building to form holiday accommodation. No objections – proposed by Cllr Mrs P Griffin and seconded by Cllr Mrs H Wills with all in agreement.

d) Application no 16/01752/FUL – Mr P Collings – Land opposite 31 East Street – Erection of 3 dwellings and associated parking court. The Parish Council object to this application.

1. Overdevelopment of the site. This is currently an area of open space within East Street. The proposal for 3 houses fills the site leaving little open space.
2. The amenity areas for the houses are inadequate.
3. Privacy – we feel that there will be an issue with overlooking the new houses off Greenhill lane. These are currently unoccupied.
4. Access to the front door of the proposed houses is behind the existing stone wall and along a path which means that the farthest house needs to pass right in front of the other 2, and past the bin area to get to the front door.
5. The community drying area is inadequate given the small size of gardens this needs to be generous.
6. The design is not sympathetic or of high enough quality for a proposal within the conservation area. The use of Upvc windows is unacceptable.

7. The proposed ridge height would be 1m higher than the house opposite and over 4 m higher than the adjoining bungalow and would dominate the street scene. A drawing showing the street scene would have been helpful in understanding the full impact.
8. The lack of parking. There is a chronic lack of parking in Denbury and especially East Street. Any development should accommodate sufficient parking within its boundaries in order not to add to the congestion along East Street.
9. As a note - The existing stone wall has already been partially demolished without permission to allow for the proposed access. The site has already been cleared of vegetation during the bird nesting season and sewage services have already been set into the site, all without planning permission.

Proposed – by Cllr Mrs E Heaver and seconded by Cllr H Wills with all in agreement.

- e) **Application no 16/02403/FUL – Mr P Gammin – Field South of Union Inn – Alterations to existing access. The Parish Council object to this application, the original gateway was a ten foot gate, we can see the need for a larger gateway than this but not as big as its now been made, we would like to see the stone wall which has been demolished reinstated, by making the gateway this large it is exacerbating an existing flooding issue to the 4 properties opposite – we would like to see a flood risk assessment for this.**

Proposed by Cllr Mrs H Wills & seconded by Cllr Mrs E Heaver with all in agreement.

Decisions received from Teignbridge District Council

- a) **Grant of Outline Planning Permission – Application no 16/00776/OUT – Mr M Atkinson – Moorland Avenue, Denbury – Outline application for two dwellings with all matters reserved.**
- b) **Grant of Conditional Planning Permission – Application no 16/01545/FUL – Mr G Stoneman – Field Near Halwell Cross, Denbury – Provision of stables including fencing and hard standing.**
- c) **Grant of Conditional Planning Permission – Application no 16/01822/FUL – Mr P Bishop – Court Park, South Street – Replacement of all timber windows and doors with upvc windows and doors.**
- d) **Certificate of Lawful use or Development – Application no 16/01718/CLDP – Mr & Mrs Wills – Goosey Cottage, Heathfield Road – Certificate of lawfulness for a proposed two storey extension to the rear.**
- e) **Grant of Conditional Planning Permission – Application no 16/01378/FUL – Mr A Wrayford – Brickmoor Plantation, Denbury – Upgrade existing access and creation of track.**
- f) **Grant of request for Prior Approval – Application no 16/01639/NPA – F White – Land to the South of Simpson Farm – Prior approval under part 3 class Q (a) & (b) and paragraph W of the GPDO for change of use of an agricultural building from agricultural use to a dwelling.**

- g) **Grant of Conditional Planning Permission – Application no 16/01214/FUL – Mr Bryant & Ms Byontt – Pumps Acre, Greenhill Lane – Two Storey extension on the west elevation and first floor extension with changes to external materials.**
- h) **Application no 16/01938/CAN – St Marys Church, Denbury – Works to Trees. Permission Granted from TDC.**

Planning matters

- a) **Application no 16/-1350/EXMPTC – Fairfield Farm – Reduce one horse chestnut to a wildlife monolith – DCC have confirmed that there will now be some tree replanting in this area which will be protected from the animals by a new fence.**
- b) **New Homes in Greenhill Lane – 106 agreement and stone wall removal – The new homes which were stated as self build are now for sale which will attract CIL payments from the developer. TDC have been informed of this situation and have confirmed that they are looking into the matter. This matter to be carried forward to the next meeting and the Clerk to write to Nicola Bulbeck – TDC for an update on this matter as we understand that CIL payment becomes due immediately on the advertisement of the homes, we seem to be coming up with no answers from TDC.**
- c) **Fairfield Road & Moorland Avenue – nothing to report at present, carried forward to the next meeting.**
- d) **Replacement of Timber windows with uPVC in conservation area – TDC ask for windows to be timber on any new applications within the conservation area and then a few years later planning applications are granted to replace these with uPVC. Cllr Mrs E Heaver confirmed that this matter will be looked at as policy in the Neighbourhood Plan.**

4) Matters Arising

- a) **Neighbourhood Plan – Cllr Mrs E Heaver reported that a meeting was held to discuss topics of concern or interest for villagers to take forward. Some bullet points have been put together and another meeting will be held on the 19th September to set up some draft policies.**
- b) **Village Sign – flowers under sign on the village green – Cllr Mrs P Griffin reported that she contacted the local gardening club and they were going to discuss this at the next meeting as to whether anyone would be interested in doing this.**
- c) **Parish Council Vacancy – nothing to report at present.**
- d) **Denbury Allotments – TDC confirmed change of use would be needed and they would have to speak to Sport England who confirmed that they would object to the allotments. Cllr Mrs P Griffin reported that a meeting was held at the playing fields when it was ascertained that the Allotments could slot beside the Football Pitch, however this would impact on the current cricket pitch. Cllr R White is going to look again at the plan to see if this can be re-jigged and Cllr Mrs E Heaver will get in contact with Sport England.**
- e) **Parish Defibrillator – Cllr R White is going to speak to the school regards this.**

- f) Torbryan Trough – carried forward to the next meeting.
- g) Affordable Housing – Sue Southwell will attend the next meeting which will start at 7pm.

5) Correspondence.

- a) **TDC – Elector Fund – Application has been made by the Allotments.**
- b) **TDC – Planning applications on-line – Cllr Mrs E Heaver will look into purchasing a projector for the Hall.**
- c) **Request for use of the Green – 10th June 2017. Cllrs are in agreement with this however they would like sight of public liability insurance for any bouncy castle which may be used. No vehicles on the green and for the users to leave the green in the same state as they found it.**

6) Main Agenda.

- a) Report from County Councillor – A Dewhirst – copy of report attached to the minutes.
- b) Report from District Cllr Mrs M Colclough & District Cllr D Smith – no reports given.
- c) Playing Field Management Report.
 - 1) Annual Inspection Report.
- d) Village Hall Management Committee Report.
- e) Report on Teignbridge Association of Local Councils – next meeting 29th September 2016.
- f) Footpath Reports – Cllr Mrs H Wills reported she has received a big map from DCC footpaths and that all the paths shown are correct.
- g) Reports from Parish Councillors of any external meetings attended.
- h) Highways Matters.
 - 1) Flytipping – this needs to be reported to TDC who will come and take it away.

7) Cheques for Signature –

Cheque no 973 = £20.00 - Cash (Stamps).

Cheque no 974 = £45.50 - Sharon Raggett (Stationary).

Cheque no 975 = £45.00 – Denbury Village Hall (Hall Hire).

Cheque no 976 = £32.68 (vat £1.37) – EDF (Cistern Electric).

Cheque no 977 = £949.00 – J F Dawson (Parish Hall Land Title Solicitors Fees).

Cheque no 978 = £627.60 – Sharon Raggett (Wages, July, August, Sep).

Current Bank Balance – Parish Council – August 2016 = £11,586.38

Grant monies for new Playing Field Building £3,000 (held within PC Account).

- 8) Any Items to go onto next Parish Council meeting Agenda.
 - a) New Village Hall Land

There being no further business the meeting closed at 9.30pm

Next Meeting - Denbury Village Hall - Monday 1st October 2016 – 7.00pm.

ANY MEMBER OF THE PUBLIC WHO HAS SPECIAL NEEDS AND REQUIRES A COPY OF THESE MINUTES SENT TO THEM – PLEASE CONTACT THE CLERK – 01364 654607