

SHEBBEAR PARISH COUNCIL

Minutes of Council Meeting held on Tuesday 22nd August 2017 at 7.30 pm.
in the Church Room. Shebbear.

Chairman: Councillor R Clark.

Councillors: Vice Chairman A Maidment. J Stupple.

J Dungate. R Gliddon. J Curtis. N Whatley.

8 Members of Public. Clerk M Whatley

AGENDA. 2017.

54. Apologies for Absence.

C Cllr Barry Parsons (committed elsewhere). D Cllr David Hurley (committed elsewhere).

Absentees. Cllr Quance (no apologies received).

55. Declarations of any Councillors Interests in Items on the Agenda.

(a) Disclosable pecuniary interests (Prejudicial).

None.

(b) Registerable Interests.

None.

(c) Any variations to Members Registration of Interests.

None.

56 Draft Minutes of Council Meeting held on Tuesday August 8th 2017, having been previously circulated, to be approved and signed.

Proposed Cllr Maidment, Seconded Cllr Whatley, that the Minutes be approved as a true record, all in favour.

57. Agenda items for Discussion and Resolution.

Planning.

New Applications.

- (a) **1/0795/2017/OUT. Field Known as ‘Dougies Field’, Shebbear, Beaworthy, Devon.**

Response deadline is 1st September 2017.

Chairman informed the meeting that as this could be a difficult issue for them to debate openly he had sought advice on procedure from the Deputy Chair of the Standards Committee, who is also a member of the Plans Committee at TDC, Cllr M Langmead. The advice was to tell members to consider the merits of the case without fear or favour. At no time were any details of the application discussed with Cllr Langmead.

Chairman welcomed Richard Haste to the Meeting to present a new outline planning application for ‘Dougies’ Field.

Richard Haste thanked the Chairman for once again letting him speak at the Parish Council Meeting.

He explained that the reason for the revised plan is that whilst the previous application was discussed on its own merits, this proposal allows for 8 properties (not 5) on .3ha of land, which will be in keeping with the village character and visual appearance.

- Outline Application, All Matters Reserved,
- 2 self-build as was previously mentioned by Cllr Quance;
- 2 affordable and 4 open market properties.
- This development is not in isolation as previously suggested, there are 10 properties nearby. This will not be a high-density site, but more in keeping with the village.
- The field is low grade farmland, which has silage taken from it annually, no sheep.

The meeting was interrupted by a car alarm, which sounded like a landrover, Cllr Whatley apologised and left the room. ‘Fly in the Ointment’, Cllr Whatley returned.

Chairman questioned Mr Haste on matters relating to -

- the narrowness of the road at the proposed site,
- the direction and accommodation of run-off water,
- the potential for increasing the number of dwellings at Reserved Matters stage,
- the proposals for on-site sewage treatment, and
- the erroneous assertion in the D&A statement that adjacent dwellings were predominantly two storey.

Cllr Dungate expressed his opposition to the proposal as the application was outside of what had been previously agreed as the development zone of the village and beyond the limit of Shebbear Village. He said members should make a decision as to what the parish as whole would want. Cllr Maidment agreed. Cllr Stupple said he had lived in a large development and could see greater benefit in a small select development such as Dougie’s Field.

Mr Bowler, Chair of Governors of Shebbear Community School, was invited by the chairman to speak from the gallery; he felt that the school could not support additional children as they currently had insufficient space. Chairman replied that developers are asked to make a S106 contribution towards impact on infrastructure. DCC Education had not at this time identified the Community School as a deserving case. Chairman asked Mr Haste if he would be willing to agree in principle to make a contribution and recompense in the items of infrastructure not yet identified including the community school; he replied in the affirmative subject to a reasonable figure being agreed.

Chairman asked members if they could reach any kind of consensus. Cllr Stupple proposed support for the Application, Seconded Cllr Curtis.

Chairman proposed an Amendment to the proposal that Shebbear Parish Council’s support for the application would be limited to a maximum of 8 dwellings in all, Seconded Cllr Gliddon.

Chairman then asked members to vote on the amendment which was carried, and then

on the substantive motion, which is the original motion as modified by the Amendment, and this was carried with 4 members in favour, 2 against.

Clerk to respond to TDC.

(b) Applications Granted.

1/0499/2017/FUL. Shebbear Village Hall, Shebbear, Devon.

Erection of a 10m high lighting column for Devon Air Ambulance night-time operation

Received by the Councillors.

57a. Parish Map

Chairman reported that he had had an opportunity to inspect the old 2003 parish map in Lake Chapel and felt it best to produce a new map and proposed that the Council go ahead with a new map to the same scale. To be discussed at the next meeting.

58. Any matters to be taken forward to the next Parish Council Meeting on Tuesday September 12th at 7-30 pm in the Church Room, Shebbear.

There being no further Business, Chairman closed the Meeting at 9.15pm.

Signed

Dated

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