

DUNCHIDEOCK PARISH COUNCIL

Minutes of an Extraordinary Meeting of the Council held on Tuesday 22nd October 2019 at 7.30 pm in the Village Hall, School Lane, Dunchideock, EX2 9UG

Present: Cllr Sharpe (Chairman), Cllr Bean, Cllr Cook, Cllr McCarthy, Cllr Robson,
Mr Harvey (Clerk), DCC Cllr Connett

9 members of the public

1. Public Discussion:

a. An owner of Pitman's Barn advised that they completed the purchase in June 2019. Prior to this they had completed a Pre-Planning Application in February 2019 with numerous discussions with the Planning and Building Control officers at TDC. Throughout the whole process they maintained contact with officers at TDC who gave verbal approval that they were in favour of the proposed development and with the owners of nearby properties. There was a Health and Safety risk with the existing access and they waited until after the bird nesting season before making a new opening. DCC Highways have however expressed some concern at the visibility display being adequate. The Tree Officer at TDC had also advised the requirements regarding the root spread of the two oak trees that had TPO's. They would have a traditional upholstery business in the workshop and there would be a small van delivery once or twice a week

b. No other items were raised

2. Apologies for Absence: Received from Cllr Ellis, Cllr Moor, TDC Cllr Foden.

3. Declarations of Interest and Dispensations: (*In accordance with the Code of Conduct*)
Cllr Bean declared an interest in the Planning Application at item 4.b for Old Mill Cottage.

4. Planning: Cllr McCarthy gave briefings on the following matters. His comments regarding Pitman's Barn are in Annex A:

a.	Application Ref:	19/01710/FUL
	Location	Pitman's Barn, Dunchideock House, Dunchideock, Exeter EX2 9TS
	Proposal	Change of use of agricultural land to domestic cartilage, creation of new access and erect workshop/carport and associated hardstanding and works

It was considered the application did not present any problems as the applicants had discussed all matters with officers at TDC at every stage of the application process and had complied with their requirements. The regard for the nesting birds and the root spread of the two oak trees was very positive. The situation regarding the visibility splay for the new access requires clarification. Proposed by Cllr Bean and seconded by Cllr Cook it was resolved that the application appears broadly compliant with TDC policy and in landscape terms we feel the development has been sensitively designed to complement the historic local setting. Dunchideock Parish Council does not object to the application providing that the two outstanding issues with highways and trees are dealt with to the satisfaction of the planning authority.

Cllr Bean left the meeting

b.	Application Ref:	19/01997/FUL
	Location	Old Mill Cottage, Dunchideock, Devon, EX2 9UJ
	Proposal	Single storey rear extension and associated works

The proposal was for a single storey Orangery to be added to the north of the existing property. The walls will be of cement render to match the existing property and have aluminium windows in timber frames. The extension will have a felt flat roof with a parapet and double glazed roof Lantern. Proposed by Cllr Sharpe and seconded by Cllr Robson and resolved not to raise any objection to the Application.

Cllr Bean returned to the meeting

8. Public Discussion:

A resident in one of the properties near Pitman's Barn advised that the applicants for the Planning Permission at the property had kept in touch and discussed every aspect of the proposals at each stage and they were very pleased that this had been done.

9. Date of Next Meeting: Tuesday 19th November 2019

The meeting closed at 7.50 pm

Minutes Approved

Signed

Appointment

Date