

Annex A to Minutes of the meeting held on 10<sup>th</sup> November 2020

**Reference: 20/01936/VAR**

**Address: Land At Ngr 287329 86781, Land near Penhill Cross, Doddiscombeleigh, Devon**

**Description:**

**Variation of condition 2 on planning permission 20/00265/FUL**

**Parish Council Decision:**

The parish council has decided to object to this request for a Variation

The reasons for this is as follows:

- a) The removal of, what appears to be on the plan, 12 metres of hedgerow is excessive, especially considering the current availability of access through the existing woodland entrance which would also afford more convenient, and less intrusive, access to the two proposed properties.
- b) The environmental assessment refers to the removal of two metres of hedgerow rather than 12 metres as indicated on the plan. This conflict needs to be resolved.
- c) The removal of 12 metres of hedgerow would run counter to the concerns highlighted in the original planning decision, section (3) of page 2, that there be bolstering of existing retained hedges. The report of the proposal planning officer also refers to the original concept of 'Ha-Ha' boundaries not being fitting to the locality due to the openness of the property to the surrounding area and thus proposed screening walls; relocating the entrance in the manner proposed would also fall foul of the rationale of the original limits to the planning application and would limit the purpose of the aforementioned screening.
- d) The initial concern of the parish council regarding the potential for light pollution becomes significant once again because the removal of the hedge will increase light pollution due to the visibility of the property with the hedge removal. It is not clear that any additional planting will resolve that issue if the entrance is relocated to the proposed placement.