

DUNCHIDEOCK PARISH COUNCIL
EXTRAORDINARY MEETING 22ND OCTOBER 2019

19/01710/FUL Pitmans Barn, Dunchideock House, Dunchideock, Exeter, EX2 9TS

Summary of discussion at DPC meeting on 22 Oct 2019

During the initial public discussion the applicant gave a helpful summary of their proposals, which involve change of use from agricultural land to domestic garden, a new access point and construction of a workshop / carport, together with associated hardstanding. A pre-app was submitted to TDC in spring 2019 and the applicant has complied closely with recommendations made in the pre-app response. They stated that the existing 8m breach of roadside hedge was needed because the originally envisaged (and consented) entrance for works on Pitman's Barn was considered unsafe. Wildlife was taken into account by undertaking clearance at the end of August – i.e. at the end of the bird breeding season. Discussions have also been held with SW Water and with the TDC Tree Officer - in the latter case to resolve a number of concerns about protection fencing around two TPO'd oak trees. The applicant stated the TDC Tree Officer is now satisfied his concerns have been resolved.

During the main discussion which followed, councillors took the view that the application is compliant with TDC policy; in particular it was felt that in landscape terms the development has been sensitively designed to complement the historic local setting. It was pointed out that there is still a holding objection in place on the TDC planning portal in respect of trees and also that DCC Highways have not yet finalised their response re visibility splays onto the adjacent lane. Specifically they require clarification as to how visibility would be maintained in perpetuity to the east; they have also requested that relevant drawings be amended to show there will be no obstruction within the splay over 600mm height.

Suggested DPC response for upload onto planning portal

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 A McCarthy