

MINUTES OF THE EXTRAORDINARY MEETING OF NEWTON & NOSS PARISH COUNCIL
held on 26th July 2007

PRESENT: Mr Brown (Chairman) Mr Carter Mrs Cooper Mrs Hinchliffe Mr Hussell
Mr Matthews Mr Stitson Mr Taylor Mr Tubb Mr Young

ALSO PRESENT: Mrs Eschbaecher (Clerk) Four parishioners attended part of the Meeting

APOLOGIES: Mr Buckland Mr Cooper

OPEN FORUM

Planning application:

Berberis, 94 Yealm Road 1537/07/F – Alterations and extension to dwelling. The owners of the adjoining properties outlined their objections and concerns. It was suggested that the Council should refer to The Planning Inspectorate's Appeal Decision dated 29th November 2006 relating to land east of Courtside, Court Road.
[Min.139.2 refers]

137/07 APOLOGIES FOR ABSENCE The reasons for absence were approved.

138/07 DECLARATIONS OF INTEREST

Cllr Cooper declared a personal interest in item 3(ii) the planning application for Berberis, 94 Yealm Road.

139/07 SHDC PLANNING DEPARTMENT

139.1 Riverdene, Yealm View Road 1458/07/F – Resubmission of 0504/07/F for alterations and extension to property and creation of hardstanding.

Decision: No comment.

139.2 Berberis, 94 Yealm Road 1537/07/F – Alterations and extension to dwelling. In general Members accepted the proposals from the point of view of the design and impact, provided the mature trees were protected.

Decision: In view of the representations from the adjoining landowners concerning the balcony and proposed pool and comments about the ridge height of the extension on the eastern side, it was agreed that Members would meet on site on 2nd August and decide on the response which would be submitted to the District Council. [Min.141.1 refers]

139.3 Decisions required during the summer break – RESOLVED: That on the basis of Members' comments on planning applications for which a response was required before 12th September, the Clerk was authorised to make an appropriate decision on behalf of the Parish Council. [Vote: all in favour]

140/07 CONSULTATION DOCUMENTS

The following Local Development Framework documents were considered:-

- (i) Rural Areas Development Plan Documents (Issues & Option Stage)
- (ii) Affordable Housing Development Plan Document (Preferred Options)
- (iii) Development Control Core Policies Development Plan Document

RESOLVED: That the Chairman and Clerk would submit the responses to the District Council based on the principal decisions, as follows:-

- (i) Rural Areas DPD
Options for development: It would be recommended that "needs" should be followed by "opportunity".
[Vote: all in favour].
It was recognised that the Parish would require some assistance to address future parking needs as a result of the Sherford development. The option(s) for protecting the recreational use of the District Council's land in Newton & Noss would be considered at the September Meeting. **Agenda: September Meeting**

(ii) Affordable Housing DPD

Housing should not necessarily be built at the highest density for the site. It was important that all the necessary background information to support a development site should be prepared as soon as possible and new housing should aim to meet the true needs of families. It was also important to recognise that a lack of housing for skilled people could blight the economy of an area as a whole.

(iii) Development Control Core Policies DPD – a useful document on which to base future planning objections.

Where possible cables serving new development should be laid underground. Undergrounding existing cables was also desirable. The development of “brown” land should be supported as a way of supporting the economic viability of the local community. The need for premises to support water-based and coastal employment opportunities should be included. It was agreed that high density housing was not always appropriate in rural areas. Public transport had declined and should be improved. There should be ample parking for all new developments – two parking spaces for each housing unit – and open space(s). Referring to telecommunications, provision for fibre optic should be included.

The Meeting closed at 7.00pm

141/07 PLANNING APPLICATION

141.1 Site Meeting at Berberis, 94 Yealm Road [Min.139.2] – On 2nd August, the Chairman, Clerk and four Members met with the Applicant, Architect and owners of “Overwaters” when the main aspects of the proposed development were considered in detail. The Applicant confirmed his family’s desire to overcome the concerns raised by neighbours – several meetings had been held prior to submission of the application. It was confirmed that appropriate arrangements had been made with the contractor to ensure that access to “Overwaters” would be maintained.

Decisions: It was agreed that the following recommendations should be submitted to the Planning Officer:-

- (i) Trees: With regard to the existing screening trees to the south, a planning condition regarding the retention of the screen should be suggested; a TPO was not considered to be appropriate. [Vote: all in favour]
- (ii) Verandah: To protect the privacy of “Overwaters”, additional planting on the south-west corner should be a planning condition. [Vote: 4 in favour 1 abstention]
- (iii) Enclosed Pool: The proposed pool development was acceptable provided the structure was professionally engineered with appropriate screening to protect the privacy of “Overwaters”. [Vote: all in favour]

With regard to the Appeal Decision in respect of an application to construct a new dwelling on land east of “Courtside” [Open Forum refers], the Chairman referred to the Inspector’s comments relating to the open characteristic of the development at the western end of the Parish and the view from the Noss Creek area. Members considered the current proposals would not have a detrimental, urban style affect on the landscape.

2/07Ex/07.....Chairman