



BRADNINCH TOWN COUNCIL
MINUTES

The Guildhall
Bradeninch
Exeter, Devon

Minutes of the Bradeninch Town Council Planning Committee held on
Monday 9th August 2021, 7.30pm, at the Guildhall, Bradeninch.

Present: Cllr J Porteous (Chairman), Cllr J Blythe, Cllr L Taylor and Cllr J Webber.

In attendance: Mrs A Marshall, Clerk, and no members of the public.

1. **Public Open Session:** n/a.
2. **Apologies:** Cllr Chambers, holiday. Cllr Ottery, family illness. Cllr Crawford, work matter. Accepted.
3. **Declaration of Interests relating to items on this agenda:** Cllr Blythe declared an interest in planning item 21/01396/OUT, due to being a friend of the applicant, and also in planning item 21/01384/FULL, due to having been contacted about the application. Cllr Taylor declared an interest in planning item 21/00649/FULL due to being contacted about the application.
4. **MDDC Historic Buildings at Risk Project:** Cllr Porteous updated the meeting with regards to information received on this matter as first discussed at the recent full council meeting. MDDC Conservation Officer, Alex Marsh, had confirmed that once a register of historic buildings at risk had been established, MDDC would approach the property owners with regards to repairs and maintenance. The aim of the project is to protect the buildings and to achieve all the required repairs by way of contact with the property owners. Urgent work notices would only be issued as a last resort. Cllr Taylor raised queries with regards to risk from external sources, such as large vehicles, which Cllr Porteous agreed to investigate further.
5. **Planning:**
Planning Applications received to the date of the meeting:
 - a) **21/01396/OUT** outline permission for erection of a dwelling at 36 Townlands, Bradeninch. Further to discussion it was RESOLVED to submit a neutral comment on this application but to raise the following concerns 1) the proposed building could cause overlooking issues with regards to the neighbouring property 2) the proposed two-storey building could have a significant impact on the area due to its height 3) it was felt important that the adjoining footpath should be kept open to the public at all times.
 - b) **21/01412/HOUSE and 21/01572/LBC** conversion of outbuilding to ancillary accommodation at 16 Fore Street, Bradeninch, and Listed Building Consent for the same. Further to discussion it was RESOLVED to support the application.
 - c) **21/00649/FULL** erection of second agricultural workers dwelling at Silverhay Farm, Silverton. It was felt important to take into account the reaction of the local community and the many objections already registered with regards to this application. Further to discussion it was RESOLVED to not support the application due to concerns about the negative visual impact of the building within the area. Should the application be granted, however, it was strongly felt that due to the situation and proposed use of the property, an agricultural tie should be applied to ensure that the property would be limited to agricultural use only (as per comments submitted 27/04/21)

- d) **21/01384/FULL** erection of a dairy building and associated facilities at Higher Poundapitt, Bradninch. Following discussion it was RESOLVED to submit no objection with regards to this application.
- e) **19/01679/MFUL** – advice of MDDC Planning Committee Meeting of 18th August 2021 regarding the construction of ground-mounted solar PV panels to generate up to 49.9MW, battery storage facility, associated works, equipment and necessary infrastructure at Langford Mill and Tye Farm, Langford. The meeting was noted.

Planning Decisions received to the date of the meeting:

- a) **21/00544/FULL – approval.** Retention of a holiday lodge and access track to be used as tourist accommodation at Gosling Lodge, Bradninch. Noted.
 - b) **21/00515/FULL – approval.** Change of use of agricultural land for the siting of one Shepherds hut for holiday accommodation at Garlandhayes Farm, Westcott. Noted.
 - c) **21/01182/CLU – granted.** Certificate of lawfulness for the use of The Annexe as a dwelling for a period in excess of 10 years at The Annexe, Dunmore House, Bradninch. Noted.
 - d) **21/01164/CLP – granted.** Certificate of lawfulness for the proposed removal of gutters, downpipes and the installation of windows at 26 Millway, Bradninch. Noted.
 - e) **21/01163/LBC – granted.** Listed building consent for the removal of gutters, downpipes and the installation of windows at 26 Millway, Bradninch. Noted.
 - f) **21/01221/HOUSE – granted.** Erection of extension and rendering of external walls at Tedbridge Farm, Bradninch. Noted.
- 6. Planning Committees position when planning conditions are breached:** The Council had received information indicating that planning conditions were not being adhered to at a local property, and had been asked to clarify its position in this regard. It was noted that once planning had been agreed with conditions attached, it was up to MDDC to ensure that the conditions were met. If it was considered that conditions were being breached, the MDDC Enforcement Officer should be contacted and provided with the relevant information; the Town Council has no authority with such matters. Further to discussion it was RESOLVED to forward any comments received from the public with regard to possible breaches of local planning conditions to the MDDC Enforcement Officer. It was also RESOLVED to forward recent comments reported to the Council to the MDDC Enforcement Officer with regards to a local building being used for residential purposes against stated planning conditions.
- 7. MDDC Tree Officer:** It was confirmed that MDDC had still not filled the position of Tree Officer and all present found this to be a very disappointing situation. The Council had always welcomed the valuable help, support and advice provided by this position and felt it important to voice its concerns to MDDC. It was RESOLVED that a letter should be sent to the Chief Executive of MDDC relaying the Council's concerns and stating that by not having a Tree Officer in place local Councils, as well as residents, were missing out on professional help and advice in order to protect local trees. In the absence of a MDDC Tree Officer it was further RESOLVED to advertise in the local magazine for anyone with arboreal experience interested in becoming a local Tree Warden to contact the Clerk. It was hoped that this voluntary advisory position would be taken up in the short term.

The meeting closed at 20.32