



BRADNINCH TOWN COUNCIL
MINUTES

**The Guildhall
Bradninch
Exeter, Devon**

Minutes of the Bradninch Town Council Planning Committee
Thursday 4th January 2024, 7pm, The Guildhall, Bradninch

Present: Cllr P Andrews (Chair), Cllr S Crawford, Cllr J Blythe, Cllr R Lawson.

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

Public Open Session: None.

P/23/11 Apologies: Accepted from Cllr Chambers due to family business and Cllr Ottery due to illness.

P/23/12 Declaration of Interests relating to items on this agenda: None.

P/23/13 Planning Applications and Decisions received to the date of the meeting:

a) **Response - DCC replacement and realignment of Baulk bridge, Cullompton.** A response had been received further to the Council's recently submitted comments and was considered. It was RESOLVED to submit the following response: whilst the Town Council appreciates that the proposed alignment has been designed for the bridge to be constructed offline, in reality this should mean that the effect on the existing road should be very limited, principally to tie-in works. On other major routes this has been restricted to overnight or, at worst, 24-hour closures and the Town Council would expect to see this here. It is noted that the intended "official diversion route" is a very lengthy detour of many miles using the already poor A373 to Honiton. With the universal use of satnav and Google maps, in practice very few motorists are likely to use the proposed route as most traffic will, by default, drive through Bradninch. The Town Council would, therefore, re-iterate its concerns regarding closure and diversions, and would appreciate further discussion of these provisions prior to construction commencing. The aim of this would be to have more adequate arrangements put in place.

b) **Application - installation of ground mounted solar panels, East of Wells Park, Cullompton.** It was RESOLVED to submit 'no comment' on this application.

c) **Application - raising roof to provide first floor living accommodation at 24 Millway, Bradninch.** It was RESOLVED to submit 'no objection' on this application but to comment that the site should be managed appropriately to respect the surrounding neighbours and so as not to cause any obstruction. Also, it would be requested that the provision of two parking spaces at the property be included as a planning condition.

d) **Application – lifting the crown of 1 Lime tree by approximately 1.5m to a height of 8m protected by Tree Preservation Order, Stockwell Cottage Silverton.** It was RESOLVED to submit 'no objection' on this application provided that the MDDC Tree Warden is in agreement with the plans.

e) **Slurry pit off Fordishaies Lane, Bradninch.** Following complaints from a resident, and the Council's recently submitted comments to DCC Highways, the matter was considered further. It was reported that fewer tractors appeared to be visiting the site of late and that the terrible smell was still apparent. It was

confirmed that the planning application for the slurry pit had not been notified to the Town Council as, it was understood, the permitted development route had been used for this application. Cllr Crawford reported that following several complaints to DCC Highways, the Environment Agency and MDDC Planning Department, it was understood that the matter was now being reviewed by the MDDC Enforcement Officer. It was RESOLVED to add to the next agenda an item for discussion regarding whether the Town Council should request of MDDC that future agricultural permitted development applications should be notified to the Town Council. In the meantime, Cllr Andrews would discuss the matter with District Cllr Luke Taylor.

f) **Dropped kerbs.** The process of installing 'dropped kerbs' to provide vehicular access to private properties, and associated possible drainage issues, was considered. It was noted that a dropped kerb had recently been installed at the front of a property in Townlands which had encroached onto a grass verge, possibly belonging to MDDC, and which had not been notified to the Town Council. It was RESOLVED, for information purposes, to contact the local DCC Highways Officer to gain information on the process for applying for a 'dropped kerb'. It was further RESOLVED to contact MDDC, as the understood landowner of the aforementioned grass verge at Townlands, for information and advice with regards to this particular grass verge and public footpath having now become part of the vehicular access to the private property. It was felt important that Town Council members understand the process for future reference.

g) **Decision Notice LEG/MH.PLG.TPO.357:** 22/00003/TPO Green space on the corner of Strathculm Road and Station Road, Bradninch. The MDDC decision to place a Tree Protection Order on the tree in question was noted.

P/23/14 Councillor/Clerk comments: It was reported that the raised informal pull-in opposite 2, Bowhill Cottages, had recently been concreted and, as a result, water was now flooding onto the main road. This item would feature on the next meeting agenda and be researched in the meantime.

P/23/15 Date of the next Planning Committee meeting: To be advised.

The meeting closed 8pm.