



**Minutes of the Bradninch Town Council Planning Committee Meeting**  
**Wednesday, March 19<sup>th</sup> 2025, The Guildhall, Bradninch**

**Present:** Cllr P Andrews (Chair), Cllr J Blythe, Cllr S Crawford, Cllr S Birley.

**In attendance:** No members of the public. Minutes taken by Cllr Birley in the Clerk's absence.

**Public Open Session:** None.

**P/24/04      Apologies:** Received and accepted from Cllr Chambers, illness, and Cllr Ottery, family matter.

**P/24/05      Declarations of interest:** None.

**P/24/06      24/01143/PIP – Appeal made to the Secretary of State against the decision of MDDC. Permission in Principle for up to 3 dwellings at Strathculm Road, Hele.**

After much discussion, during which previous documents relating to this matter were looked at in detail, it was RESOLVED to maintain the decision to object to the original application. A letter would be sent in support of the decision and recommendations of the Mid Devon District Council Planning Officer.

**P/24/07      25/00295/CLU – Certificate of Lawfulness. Existing use of a building as a dwelling in breach of conditions (agricultural purposes) of planning permission. The Flower Shed, Bradninch.**

Lengthy discussion took place following a review of all existing and previous documents. A specific communication being the Breach of Conditions 2 and 4 of Planning Permission 19/01195/FULL which was issued on 22/9/2022, following a letter sent by the Town Council to MDDC, and a response stating that the Planning Enforcement Officer was acting. It was considered that the four-year time frame for the certificate of lawfulness, given the issue of this notice in 2022, and the incorrect answers given by the applicant at that time, meaning that the four-year time period was not correct, was cause for concern. It was RESOLVED that the Town Council should comment on this confusion and continue to object to a dwelling on this site.

**P/24/08      25/000329/HHEU – Prior Approval for enlargement of dwelling house by construction of additional storey, proposed ridge height 8.47m. Hazelgrove, Bradninch.**

It was RESOLVED that as this application is covered by Permitted Development the Town Council would submit 'no objection' to it.

**P/24/09      Comments:** None.

**P/24/10      Date of the next Planning Committee meeting:** To be advised.

The meeting closed at 8.15pm