

SANDFORD PARISH COUNCIL

Minutes of a Planning Meeting held at Sandford Community Sports Pavilion, 8.00pm, on Thursday 17th July 2023.

At a meeting of the Council held this day those present were :-

Parish Councillors - P Larcombe, S Miles, M Snow, B Fyfe and J Stephens

Plus 3 Parishioners

1) Election of Chair – It was agreed to leave this item until the next Meeting.

Vice Chairman Cllr J Stephens to the Chair.

2) Apologies – Cllrs P Sandys, J Crooke, D Crosby and R Stoye

3) Adoption of the PLANNING COMMITTEE “Terms of Reference” - It was agreed to leave this item until the next Meeting.

23/00955/FULL Woodparks Barn Copplestone

Change of use of office building into dwelling with associated access, parking and landscaping

NO OBJECTION

22/00667/HOUSE Mortimores New Buildings

Erection of shed following demolition of existing sheds

NO OBJECTION

*23/01027/FULL Land and buildings Sandford NGR 282353 103682 (Road from Signpost Lane to Stoneshill Cross) - Change of use of redundant light industrial building and conversion to a dwelling

Cllr P Larcombe declared an interest in this application and left the room whilst it was being discussed.

23/01092/FULL Erection of agricultural building

Appledown Crediton

Whilst the Parish Council did not object to the proposal it was felt that the proposed building needed to be classified as a storage building as there would appear to be no current agricultural need.

It was also felt that screening in the form of hedging and tree planting was needed.

*23/01075/HOUSE & 23/01076/LBC Kerswell Cottage Sandford

Conversion and extension to existing annex

SITE MEETING ARRANGED (5.00pm 25th July 2023)

Certificate of Lawfulness 23/00685/CLP Higher Woolsgrove Sandford
Installation of secondary glazing, 3 sets of French windows and glazing to main front door

4) Report of Site Meeting at “Weavers Way” that took place on 7th July 2023 (Cllr J Stephens)

Cllr P Sandys had prepared notes following the Site Meeting and suggestion for comments to be sent to Justin Denno (Developer), and MDDC Planning Office.

These were discussed in detail.

Cllr B Fyfe agreed to formulate these comments which would be circulated for comment. Following which they would then be submitted to MDDC Planning. See Appendix 1

To note :-

Certificate of Lawfulness 23/00685/CLP Higher Woolsgrove Sandford
Installation of secondary glazing, 3 sets of French windows and glazing to main front door

*ACTION TAKEN

The following comments were agreed and submitted to MDDC (Planning) on 27th July.

23/01027/FULL Land and buildings Sandford NGR 282353 103682 (Road from Signpost Lane to Stoneshill Cross) - Change of use of redundant light industrial building and conversion to a dwelling

Whilst the Parish Council do not have any objection in principle, we do have concerns over certain parts of the application which include :

- A lack of detail on the height etc of the proposed building does not permit objective discussion and what impact the extra height will have on the neighbouring properties.
- Supply water stated as connected but is this correct and have South West Water been consulted ?
- We recommend a site visit by the MDDC Planning Officer / Committee.

23/01075/HOUSE & 23/01076/LBC Kerswell Cottage Sandford
Conversion and extension to existing annex

This application was discussed recently following a site Meeting

Sandford Parish Council recommend approval of this application which will enhance the current appearance of the cottage and surroundings, and provide much needed additional accommodation.

22/02220/MFUL Land at NGR 283084 102432 (Fanny's Lane) Sandford Devon

Variation of Condition 2 of Planning Permission 21/00276/MFUL - Erection of 13 dwellings to include associated landscaping, public open space and infrastructure - Substitution of agreed drawings to incorporate revised site drawings

Matters to be recorded which were agreed or require further clarification with the Developer and MDDC (Planning) following a site meeting 7th July 2023, and discussions arising from a SPC Planning Meeting held on 17th July 2023

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Refer to attached plan for more detail.

1. Creedy View 'former' pedestrian permissive access through wooden gateway.

This access is specified in the plans and will cross 'Public Open Space'.

The path then joins to a "Private Road" in Weavers Way (green on plan).

For the avoidance of doubt, we require confirmation, from Bellfield, that the community will be able to use the private road to access the public open space as previously agreed with Adrian Devereaux (MDDC Planning Officer).

2. Creedy View Public pedestrian access

We appreciate a footpath "dedicated and recorded on the definitive map of public rights of way" has been agreed with Richard Spurway (DCC Public Rights of Way) and the legal work for this is currently being dealt with by DCC (PROW).

Who will own the strip of "no man's land", on the boundary against Park House, which was suggested at one time as a footpath but was discounted due to levels.

3. Public Open Spaces

Bellfield is required to confirm the timetable for the bank to be removed, and the Public Open Space levelled.

4. Earth Mounds below Weavers Way

There is on-going concern from SPC, and local walkers and residents', over issues of subsidence into Meadowside and their unsightly nature.

Confirmation requested from Bellfield and the timetable for the removal of the earth mounds from the Weavers Way Site. Former ground levels to remain unchanged.

5. Earth Bank adjacent to PROW

Earth bank on the southern boundary of the development parallel to PROW.

This is unsightly and not per the development plan. SPC has understood from Bellfield that the bank would be of lower height and landscaped as previously agreed and linked to Planning. Can Bellfield confirm the timetable for this work.

Assurances are requested from Bellfield that the bank is significantly lowered and sloped as per Artistic Impression Plan.

6. Raised Manhole

This manhole is raised above the ground and was installed by Bellfield as an interim measure during the construction of the development. This is intended to be reduced in height. Can Bellfield confirm the timetable for this work.

We request that Bellfield lower the manhole as early as possible since this forms a H&S hazard.

7) Footpath access from Weavers Way estate into the PROW -

Confirmation is needed on how drainage is to be dealt with.

8) Public access to PROW from Weavers Way

SPC was advised that this access will be suitable for disabled users. There is concern over drainage water from the road entering the PROW.

Assurances are requested from Bellfield how they will manage run-off from Weavers Way.

9. Creedy View Road Access to Weavers Way

Clarification from Bellfield is required as to the layout of this access.

Other topics for consideration :-

A) Weavers' Way sale particulars specify Annual communal maintenance fee: £500 per annum ? It was felt that this is far too low an estimate to cover all that needs to be included. Does it include, for example, Indemnity against land slippage on to properties below at "Meadowside".

B) It is recommended that the footpath between the gate below the "Ha-ha" to the gate at the end of Meadowside be wide enough to take cycles.

Updated 27 July 2023