

EAST BUDLEIGH with BICTON PARISH COUNCIL

Clerk to the Council & Responsible Financial Officer
Mrs Judith Venning
Tel: 01395 489155

1 Chichester Way
East Budleigh
Devon
EX9 7ER

clerk@eastbudleigh-pc.gov.uk

**Minutes of the Planning Meeting,
held in the Church Hall on Monday 6th November 2023 7.00 pm**

PRESENT:- Cllr. D. Wensley, Cllr. J. Tresidder, Cllr. J. Ferrers, Councillor K. Moyle, Cllr. A. Canning & Cllr. L. Allan

ABSENT:- Cllr. H. Houston, Cllr. Carter

DECLARATIONS OF INTEREST:- There were none

PLANNING: The following Planning Application was considered, and the results recorded. See below:

Decisions made:

23/2238/PIP	8, Collins Road	Mr. Michael Seward	Proposal to erect one single dwelling beside No 8
-------------	-----------------	--------------------	--

The Parish Council has some concerns about the proposed development. The siting of a detached dwelling in the proposed location would seemingly give rise to cramming / over-development. There would be very little garden space for either property, noting that the neighbouring garden is large. It is not clear whether there would be sufficient turning space at the end of the shared driveway. Moreover, more than one vehicle in each dwelling and / or visitor parking would give rise to logistical problems. All of which would probably result in reversing out 'blindly' onto the narrow Middletown Lane and / or additional parking in the quite narrow Vicarage Road, which is on a bus route and already congested in that area.

The proposal seems to contravene most of the considerations in Policy B3 of the Neighbourhood Plan (development of previously developed land), which is reproduced below for convenience. It is also noted that part of the proposed development would lie outside of the Built Up Area Boundary, which is an additional concern with the AONB.

Should EDDC be minded to override the Parish Neighbourhood Plan considerations for political or policy reasons of a 'presumption in favour of development', then it is suggested that a small two-bedroom affordable property would be desired for reasons of limited plot size available space, a shortage of starter homes in the parish, vehicle logistics / highway considerations and the fact that part of the development lies outside the BUAB.

Policy B3: Previously Developed Land Within the Built-up Area Boundary, the development of previously developed land will be supported, subject to the following being taken into account:

- a) Proposals should reflect the character of the surrounding area and protect the amenity of neighbours. It should reinforce the uniformity of the street by reflecting the scale, mass, height and form of its neighbours.
- b) Proposals that would lead to over-development of a site or the appearance of cramming will be resisted. It should be demonstrated that development is of a similar density to properties in the immediate surrounding area.
- c) New buildings should not adversely affect neighbouring properties by seriously reducing the amount of daylight available through windows or by having a significantly adverse impact in obstructing the path of direct sunlight to a once sunny garden or window.
- d) Development must not unacceptably reduce the level of private amenity space provision for existing residential properties and there should be sufficient space between and around dwellings. New dwellings should be suitably positioned to ensure they do not have any significantly adverse overlooking, overshadowing or overbearing impact on important areas of private amenity of adjacent properties. Windows in principal elevations, above ground floor level, must not directly overlook the important areas of private amenity for adjoining dwellings.
- e) Mature trees and hedges should be retained wherever possible, particularly along property boundaries or where they have high public amenity value or help maintain privacy.
- f) Inappropriate 'back land' development will not be supported. In this respect proposed buildings should be single storey in height unless it can be demonstrated that higher buildings would not unduly affect the amenity of existing dwellings nor appear visually discordant in views from public space.
- g) Garden areas should reflect the size and shape of gardens in the immediate surrounding area.
- h) A satisfactory road access and off-street parking can be achieved, and highway safety is not impaired.

Recent Planning Decisions – These were shown to members.

There being no further business, the meeting closed at 7.45 pm