

**EAST BUDLEIGH with BICTON PARISH COUNCIL**

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Planning Meeting was held in the Village Hall on Thursday 3<sup>rd</sup> September 2020 at 7.0 pm.

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**PRESENT:-** Cllr. D. Wensley, Cllr. J. Tresidder, Cllr. J. Carter, Cllr.F.Ward, Cllr. M. Walters.

**APOLOGIES:-** Cllr. M. Smith. - Cllr. J. Shaw and P. Heyman were not present

**RISK ASSESSMENT:-** The Clerk confirmed the Hall had been sanitised to prevent Covid and that all present had used the sanitiser on entry.

Councillor J. Carter declared an interest and did not vote. He provided photographs of the area and information on the history of Kersbrook.

**PLANNING:** Councillor Wensley had provided notes on the application prior to the meeting. The following Planning Application was considered, and the results recorded. See below

Application considered:

|  | <b><i>Plan no. &amp; Type</i></b> | <b><i>Location</i></b>                          | <b><i>Proposed Development</i></b>   |
|--|-----------------------------------|---|--|
|  | 20/1748                           | Astwood, Kersbrook, Budleigh Salterton' EX9 7AE | Construction of two and single storey extensions, studio and insertion of side window at first floor level |

After discussion, all Councillors voted in favour of the two and single storey extensions. On a vote, Cllrs. Wensley, Tresidder & F. Ward voted against the construction of a separate studio. Cllr. M. Walters voted in favour.

It was agreed to adopt the recommendations provided by Councillor Wensley:-

Recommendation

- That the extensions be supported but that materials need to be more consistent with the existing dwelling. ref: East Devon Local Plan Strategy 48 and Neighbourhood Plan (NP) Policy B2 (b) and (f) and NP Community Action 27 (e) which all emphasise the use of traditional materials and local distinctiveness.

- For extensions, NP Community Action 27 (d) states “Materials are sympathetic with the materials of the existing building”.
- NP 12.13 states “It is considered paramount that new development observes and includes in its design the use of local materials that are in keeping with the vernacular of the village”.
- That the Studio is not supported as it is considered to be new residential development in the countryside (outside the BUAB) and Neighbourhood Plan 14.12 states that this would only be acceptable in specific and exceptional circumstances. The studio is not incidental / ancillary to the main house and does not have a dependency on it as it is self-contained accommodation.

#### **Correspondence/Any Other Matters –**

1. Councillor Carter informed members he will attend a video conference on the Lower Otter Preservation. Lea Rix had presented document on solving the rural housing problems. The Chair said further discussion on the Neighbourhood Plan would take place at our full meeting at the end of September.
2. Councillor Walters reported that flyers were appearing in the village about badgers. His concern was to ensure unofficial flyers were not posted in public areas. Councillor Wensley asked for this to be on the Agenda for the next Council meeting.

The meeting closed at 8.00 pm