

## INWARDLEIGH PARISH COUNCIL

### **Minutes for the Meeting held on Wednesday 17<sup>th</sup> July 2019, in the Side Room of the Folly Gate Parish Hall.**

**1. Present:** Councillors: Ian Dennis (Chairman), Patsy Ions, Terry Kempster, David Sykes, Tim White, Mike Davies (WDBC), Parish Clerk.

**Apologies:** Cllrs Phillip Piddington, Carol Timms, Tony Leech (WDBC), Kevin Ball (DCC & WDBC).

**2. Declarations of interest for Items on the Agenda:** None

**3. Public Participation:** No members of the public were present.

**4. Minutes of the Last Meeting:** These were read and signed as correct.

#### **5. Matters Arising:**

Key safe box – The information required was given to the insurance company, no further questions have been raised and they thanked us for notifying them of the key safe box.

For a second time, since the loss of our caretaker the Councillors were unable to enter the Parish Hall building. It was suggested that the Chairman should have a key for the Parish Hall and the other Councillors and the Clerk should have the code for the key safe box. Cllr Dennis will discuss this with the Parish Hall Committee.

Mike Davies advised that if anybody in the Parish is having difficulties paying their rent or mortgage to contact one of the Councillors as early as possible. Help is available through WDBC who would be able to act as an intermediary to find a satisfactory solution for both parties.

No changes were required on the Code of Conduct forms.

#### **6. Planning:**

0816/19/FUL Land at SX 563 989 The Barton Inwardleigh Okehampton EX20 3AN Slurry Store to measure 22.86 long x 13.716m wide and 2.43m deep. The Councillors voted to Object to this application. They did not like the location of the proposed slurry store away from the farmyard on a field at the opposite end of the village. Concerns were raised over the transporting of the slurry through the village, with possible spillage implications. There would be direct impact on the neighbours in the vicinity, and there were also concerns with regards to run off into a new watercourse. The Councillors considered that this is not an ideal location for the slurry store and that a better alternative could be found.

1857/19/PDM

Notification for prior approval for proposed change of use of agricultural building to 2no. dwelling houses (Class C3) and for associated operational development (Class Q(a+b))

Land to the North of Rosewyn, Brightley Road, Okehampton EX20 1RR. The Councillors voted to Object to this application. The Councillors were concerned that the buildings were not structurally capable of a conversion and therefore this would be a new build in the countryside. They strongly dispute that it was in agriculture up until March 2013, as they believe the buildings had been used for equestrian purposes. Cllr Davies will contact Cllr Leech regarding this application.

1421/18/OPA Outline application (with all matters reserved) for 5no. new properties (2 affordable, 2 open market, 1 self-build)

*Land North of Brandize Cottage Folly Gate EX20 3AQ. No decision to date.*

4147/17/FUL Folly Gate Garage, Folly Gate, Inwardleigh EX20 3AH Demolition of bungalow, garage complex and outbuildings and erection of 11no. dwellings and associated site works.

GRANTED 16th July 2019 subject to the following condition(s): 1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. 2. The development hereby approved shall in all respects accord strictly with drawing number(s) Site Location Plan FG16 0211 03 Rev E Proposed Site Layout dated 15th April 2019 FG16 0211 05 Rev C Proposed Site / Road Layout dated 15 April 2019 FG16 0211 06 Rev A Boundary and Lighting Details Sht. 1 dated 15 April 2019

FG16 0211 07 Rev A Boundary and Lighting Details Sht. 2 dated 15th April 2019 FG16 0211 15 Rev C Proposed Ground Floor with Site Layout dated 15th April 2019 FG16 0211 16 Rev B Proposed First Floor with Site Layout dated 15 April 2019 FG16 0211 19 Rev A Proposed Street Elevation dated 1 December 2017 FG16 0211 20 Rev B Proposed Type A House dated 16th January 2019 FG16 0211 22 Rev B Proposed Type B3 & B4 House dated 16th January 2019 FG16 0211 24 Rev A Proposed Type B5 House dated 17 September 2018 FG16 0211 26 Rev B Proposed Type C House dated 16 January 2019 FG16 0211 28 Rev C Proposed Type D House dated 15 April 2019 FG16 0211 10 Rev A Proposed Site Layout (Foul Water Drainage) dated 15 July 2019 Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates. 3. Except where provided for by Condition 18, no part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system shall be in accordance with the principles of sustainable drainage systems, and those set out in the 'Proposed Residential Development at Folly Gate Drainage Strategy' and 'Micro Drainage Outputs' dated 28th August 2018 File QSE 0.148ha at 1.17 l/s. Reason: To ensure that surface water runoff from the development is managed in accordance with the principles of sustainable drainage systems. 4. Except where provided for by Condition 17, no part of the development hereby permitted shall be commenced until an amended version of Appendix I of 'Drainage Assessment, Residential Development at Folly Gate, Okehampton, EX20 3AH' setting out the surface water drainage scheme during the construction period has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This temporary surface water drainage management system shall include details of the rates, volumes and quality of the surface water runoff from the construction site. Reason: To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area. 5. Except where provided for by Condition 17, no part of the development hereby permitted shall be commenced until the full details of the adoption and maintenance arrangements for the proposed permanent surface water drainage management system have been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. Reason: To ensure that the development's permanent surface water drainage management systems will remain fully operational throughout the lifetime of the development. 6. Except where provided for by Condition 17, prior to the commencement of development, the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority: 1. A preliminary risk assessment/desk study identifying: • All previous uses • Potential contaminants associated with those uses • A conceptual model of the site indicating sources, pathways and receptors • Potentially unacceptable risks arising from contamination at the site 2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site. 3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these agreed elements require the written consent of the

Local Planning Authority. The scheme shall be implemented as approved. Reason: The proposed development is a sensitive end use being residential properties. The condition covers the full range of measures that may be needed depending on the level of risk at the site. If the Local Planning Authority is satisfied with the information submitted with the application they can decide to delete any of elements 1 to 4 no longer required. The Local Planning Authority may still decide to use the whole condition as this would allow them to declare the information no longer satisfactory and require more or better quality information if any problems are encountered in future.

7. Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met. It shall also include, where relevant, a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the local planning authority. Reason: Without this condition, the proposed development on the site may pose an unacceptable risk to the environment. This is listed as a separate condition as it gives the Local Planning Authority the option to choose a later control point: i.e. prior to occupation, rather than commencement of the development for the main phase of the remedial works.

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with. Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

9. No part of the development hereby approved shall be brought into its intended use until the access, parking facilities, visibility splays, turning area, parking spaces and garage/hardstanding, access drives and access drainage have been provided and maintained in accordance with the application drawings and retained for that purpose at all times. Reason: To ensure that adequate facilities are available for the traffic attracted to the Site.

10. Except as provided for by Condition 17, no development shall start until a Method of Construction Statement, to include details of: (a) parking for vehicles of site personnel, operatives and visitors (b) loading and unloading of plant and materials (c) storage of plant and materials (d) programme of works (including measures for traffic management) (e) provision of boundary hoarding behind any visibility zones has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period. Reason: In the interest of highway safety

11. Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as must be agreed with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out. Reason: In the interest of highway safety

12. except as provided for by Condition 17, prior to commencement of any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including: (a) the timetable of the works; (b) daily hours of construction; (c) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance; (d) hours during which no construction traffic will be present at the site; (e) the means of enclosure of the site during construction works This CMP shall be strictly adhered to during the construction of the development hereby permitted, unless variation is approved in writing by the Local Planning Authority. Reason: In the interests of residential amenity, public convenience and highway safety and preventing inconvenient obstruction and delays to public transport and service vehicles and to emergency vehicles.

13. Notwithstanding the details contained on the approved drawings, prior to

the commencement of development above slab level, full details of a hard and soft Landscape Scheme shall have been submitted to, and approved in writing by the Local Planning Authority. The Landscape Scheme shall be prepared by an appropriately qualified professional and shall include: • the location, number, species, density, form and size of proposed tree, hedge and shrub planting; • the method of planting, establishment and protection of tree, hedge and shrub planting; • maintenance schedules for the establishment of new planting for a minimum period of 5 years; • details of new ground profiles including retaining bunds and banks; and • materials, heights, levels and extent of hard landscape treatment, including access points, tracks, roads and any hardstanding areas. All elements of the Landscape Scheme shall be fully implemented within the first planting season following reasonable completion or occupation of the dwellings (whichever is sooner), and maintained in accordance with the approved details unless otherwise agreed in writing by the local planning authority. Any plants that die, are damaged, removed or fail to thrive within the first five years after planting shall be replaced with the same size and species in the following planting season, unless otherwise agreed in writing with the local planning authority. Reason: In the interest of public amenity and the conservation and enhancement of the local landscape character, in accordance with Joint Local Plan policy DEV23.

14. The development hereby authorised shall be carried out in accordance with detailed drawings which shall previously have been submitted to and approved by the Local Planning Authority to show the provision of ducting for high speed broadband. Reason: To enable future communications technology to serve the site and in accordance with Joint Local Plan policy SPT8.

15. The recommendation of the Phase 2 Bat Survey report by J.L Ecology dated August / September 2016 to install 2 bat boxes shall be fully implemented prior to the commencement of the use hereby approved. Reason: To safeguard the interests of protected species.

16. Any vegetation removal shall be timed to commence outside of nesting season (generally considered to be March to August inclusive). If vegetation must be removed within nesting season, the area should be checked immediately prior to works to confirm that no birds are nesting/preparing nests within the vegetation to be removed. If birds are found (or suspected) to be nesting, works should be delayed, and a 5 metre buffer established until all young birds have fledged. Reason: In the interests of biodiversity protection. Birds are protected under the Wildlife and Countryside Act, 1981, which includes damage and destruction of nests whilst in use or being built.

17. Conditions 3, 4, 5, 6, 10 and 12 shall not apply where the development authorised by this permission is begun by investigations required to inform the contamination investigations, or by the demolition or partial demolition of a building comprised in the development hereby authorised, such building to be approved in writing by the Local Planning Authority. No other operations mentioned in s56 of the Town and Country Planning Act 1990 as amended shall be carried out before these conditions have been discharged. Reason: To allow the necessary investigations to be undertaken to inform the contamination assessment required by Condition 6 and to allow specific and limited partial demolition of building(s) on site before submission of details required by conditions 3, 4, 5, 6, 10 and 12 and to retain the requirement of submission of the details therein before the substantial commencement of development.

18. The developer is to notify the Local Planning Authority of the demolition approved under condition 17 above within 7 days of the completion of the demolition. Reason: To enable the Local Planning Authority to establish a commencement date for this consent.

3441/17/OPA Proposed development site at SX573976 Folly Gate READVERTISEMENT (Revised Plans Received) Outline application with some matters reserved for the construction of 23 dwellings, associated car parking, access and estate road, private amenity space and public open space. APPEAL lodged - start date 15<sup>th</sup> May 2019. Not yet decided.

0494/19/FUL Old Rectory Inwardleigh EX20 3AN. Proposed use of unused paddock as campsite for campervans and tents (amendment to previous consent 1960/18/FUL). Withdrawn.

0246/19/FUL Installation of surface water drainage system to serve proposed residential development Gate Garage (ref: 4147/17/FUL)

Land to West of Folly Gate Garage Road from Lamerton Cross to Folly Gate Cross Folly Gate Devon EX20 3AH. No decision to date.

1438/19/FUL The Old Rectory Inwardleigh Devon EX20 3AN Proposed conversion of old stables to holiday accommodation.

GRANTED 10 July 2019 subject to the following condition(s): 1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. 2. The development hereby approved shall in all respects accord strictly with drawing and documents: - Site Location Plan, scale 1:1250@A4. Drawing No.1904-4, dated March 2019. Received by the Local Planning Authority on 03/05/2019. - Block Plan, scale 1:500. Drawing No.1904-3. Received by the Local Planning Authority on 03/05/2019. - Proposed Plans, Section & Elevations, scales 1:50 & 1:100. Drawing No.1904-2, dated March 2019. Received by the Local Planning Authority on 03/05/2019. - Design & Access Statement, prepared by RJ Murrin dated 30/04/2019. Received by the Local Planning Authority on 03/05/2019. Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates. 3. Surface Water 1).Notwithstanding the submitted details, prior to the installation of any part of the surface water management scheme or before development commences use, whichever is the sooner, full details of the most sustainable drainage option shall be submitted to and approved in writing by the Local Planning Authority (LPA). Design steps as below: • Percolation testing in accordance with DG 365 will be required to support the use of soakaways, or justify an alternative option. The report should include the trial logs and calculate the infiltration rate. • Soakaways to be designed for a 1:100 year event plus an allowance for climate change. (Currently 40%) • If the ground conditions are not suitable then a controlled discharge to a water course or Sewer can be considered. The surface water should be attenuated for a 1:100 year event plus 40% for climate change. The discharge must be limited to the green field run off rate. If the calculated Greenfield runoff rate is too small to be practically achievable, then a maximum offsite discharge rate of 1.0l/s can be considered. Which is achievable in most cases with suitable pre-treatment and shallower storage depth. • If discharging to the sewer written permission from SWW will be required. • 2). If the Local Planning Authority concludes that the method of drainage approved as part of this permission is undermined by the results of the percolation tests, a mitigating drainage alternative shall be agreed with the Local Planning Authority. 3). The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development. Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development. 4. Notwithstanding the submitted details both windows to the front, North elevation to be 6 paned windows as existing. Reason: In the interests of retaining the character and visual amenity. 5. The holiday let hereby permitted shall be used solely for holiday accommodation only and shall not be occupied as any person's sole or main place of residence. The owners/operators shall maintain an up- to-date register of the names and main home addresses of all owners/occupiers of the holiday unit, and shall make this information available at all reasonable times to the Local Planning Authority. Reason: The development proposed is in an area where there is a presumption against new residential development except where an agricultural or horticultural need has been established.

## **7. Finance:**

### Received

Interest reserve a/c 0.46

### Paid since last meeting

Mrs M Dennis	35.00
OCDTG	75.00
Citizen Advice	50.00
Inwardleigh Parish Hall	40.00
Churchyard Fund	150.00
Came & Company	699.78
J Fewkes	98.88

Accounts to be paid

Clerk's salary	489.06
Clerk's expenses	66.86
DALC	113.82

Account balances as at 17.07.19

Current a/c	4514.47
Reserve a/c	1417.42

**8. Matters brought forward by Direction of the Chairman:** Cllr Dennis will inform 'Threeways' that they can install a bollard on the corner area of their land.

**9. Matters brought forward by Councillors:** Cllr Sykes asked if any of the other Councillors would be prepared to take on the planning role on behalf of the Parish Council. Nobody came forward immediately but the Councillors agreed to consider it.

**10. Other Matters:** Planning applications storage of paperwork – The disposal of old planning applications currently held by the Clerk and Cllr Dennis was discussed. It was agreed to hold this in obeyance to give time for Cllr Davies to discuss the matter with WDBC.

Cllr Davies advised that there was to be a public consultation regarding the fire services, with a loss of some stations. Okehampton currently does not have enough retained fire fighters and if this continues to be the case, they could be put on the at risk of closure register.

**11. Date of Next Meeting:** Wednesday 18<sup>th</sup> September 2019 at 8.00pm.

The meeting closed at 9.42pm.

Signed..... Chairman

Date.....