

INWARDLEIGH PARISH COUNCIL

Minutes for the Meeting held on Wednesday 22nd January 2020, in the Side Room of the Folly Gate Parish Hall.

1. Present: Councillors: Ian Dennis (Chairman), Carol Timms, Tim White, Tony Leech (WDBC), (Parish Clerk).

Apologies: Cllrs Terry Kempster, Patsy Ions, David Sykes, Phillip Piddington, Mike Davies (WDBC), Kevin Ball (DCC & WDBC).

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

3. Public Participation: One member of the public was present to discuss a planning application.

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

5. Matters Arising:

None.

6. Planning:

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.

2573/19/FUL Downhouse Farm, Folly Gate, EX20 3AE. Barn conversion with demolition of existing timber cabins. Conditional approval 15.01.20.

3457/19/PDM Land at SX 598 975 North of Rosewyn, Brightley Road, Okehampton EX20 1RR. Notification for prior approval for proposed change of use of agricultural building to dwelling house (Class C3) and for associated operational development (Class Q(a+b)). Prior Approval Refused 19.12.19.

3826/19/VAR Goldburn Bungalow, Inwardleigh EX20 3BD. Application for removal of condition 1 following grant of planning permission N90/5688 for use of dwelling in breach of agricultural occupancy condition. Conditional approval 25.11.19.

4059/19/PDM Oak Gates Farm, Inwardleigh, EX20 3AT. Application for prior approval for proposed change of use of agricultural building to dwelling house (Class C3) and for associated operational development (Class Q(a+b)). The Councillors voted to Object. The following issues were discussed. (1) This dwelling house would be the second property conversion from this applicant on this holding. (2) This barn is less than 8 years old (3) It has not yet been finished with the roof not completed. (4) It was built larger than the plans submitted at the time. (5) The original approval was granted subject to the condition that if it was not used in agriculture for 6 months then it should be demolished.

4143/19/PHH Goldburn House, Inwardleigh EX20 3BD. Notification for prior approval for proposed replacement garden room with central pyramid light. The Councillors voted to Support, although they do have the following concerns: (1) There was no soakaway on the submitted plans and its currently on a shared septic tank with the adjoining property. (2) The windows on the proposed extension appear too large and overlook the neighbouring property. The Councillors felt that the scale and dimensions of the windows should match the existing Kitchen window. (3) The Councillors agreed that there could be potential light pollution from the Pyramid roof light. No decision to date.

3963/19/OPA Proposed Development site at SX573976 Folly Gate 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 (Resubmission of 3441/17/OPA). The Councillors voted to Object. The following points were discussed: (1) 11 new dwellings have recently been approved on the Folly Gate Garage site. This is a significant quantity for the size of the village. (2) Development in the open countryside. (3) Water issues concerning the location of nearby wells that provide water to some existing dwellings. (4) It was agreed to resubmit the original letter of Objection as the comments are still valid.

Applications received since the publication of the Agenda:

0081/20/FUL Goldburn House, Inwardleigh EX20 3BD. Conversion of 2 storey barn to 3 holiday lets, domestic storage and garaging. The Councillor voted to Object. The following issues were discussed: (1) The overdevelopment of the Goldburn House and Yard site in general (2) The fact that original barn windows have been removed (3) The wall height and roof height have been raised without planning permission. (4) With the other developments within the Goldburn yard complex the proposed number of dwelling has greatly increased and will significantly impact upon the utilities especially electricity and water supply. (5) There is no additional capacity for Electricity supply to the Goldburn development site (6) There were concerns expressed about a new sewage treatment plant and its potential impact on the downhill properties from the site. It was noted that there is a large pond adjoining the site and there was concern expressed that run off will enter the pond and affect wildlife (7) The proposed developments windows will overlook and impact upon the neighbouring property. No decision to date.

7. Finance:

Received

Interest reserve a/c	0.48
----------------------	------

Paid since last meeting

Accounts to be paid

Hire of Hall	60.00
Clerk's salary	504.23
Clerk's expenses	34.90

Account balances as at 31.01.20

Current a/c	4572.68
Reserve a/c	1418.87

8. Matters brought forward by Direction of the Chairman: The provision of Salt bags within the Parish was discussed. It was decided not to request any due to the difficulties in establishing a fair distribution system.

9. Matters brought forward by Councillors:

It was agreed that DCC Highways should be made aware of the following: -

Drain blocked at Glebe Farm to The Old Rectory. W201299486.

Drain blocked at Narratons Road to Elmead Cross. W201299487.

Road closed signs Oak Cross to Milland not believed to have been installed by DCC. W201299489

Overgrown hedges Okehampton to Northlew Road. W201299497

Overgrown hedges Waytown Farm to Westacombe W201299496.

Overgrown hedges Eastington Lane to Great Widefield Lane LH Side in the direction of Northlew. W201299499

10. Date of Next Meeting: Wednesday 18th March 2020 at 8.00pm.

The meeting closed at 9.40pm.

Signed..... Chairman

Date.....

