

DOLTON PARISH COUNCIL

DRAFT MINUTES OF AN ADDITIONAL MEETING HELD ON MONDAY 7 AUGUST 2017 AT 7.30 IN THE CHAPEL ROOM, DOLTON

PUBLIC SESSION:

Members of the public were offered the opportunity to comment on matters included on the Agenda for a maximum of 3 minutes.

Comment 1 – Re: planning application for 2 Hillers .

The roof terrace on this application will overlook the neighbour's garden and have views into their bedroom window.

Comment 2 – Re: Wisteria, West Lane.

This application will increase the traffic going up and down West Lane. Cars already travel too fast from the Square into West Lane. The Wildlife survey is incorrect. Bats are often seen feeding in the street lights on autumn evenings. There are many nesting birds in the hedgerows, slow worms, frogs, newts and toads in the vicinity.

Comment 3 – Re: Wisteria, West Lane.

This outline application is for change of use and not demolition of existing bungalow and the building of four more. It is in a conservation area, and will give rise to more traffic through the Square and down West Lane. This proposal is outside the development boundary.

Comment 4 – Acorn Farm Park

Now this property has changed hands, do the new owners know about the improved screening required? The site is very noisy without the screening. There are now 26 site bases in the west field, plus those in the east field. What will happen with the large heaps of soil?

Comment 5 – Wisteria, West Lane

Does the pinch point for traffic from the Square into West Lane have a bearing on the development?

Comment 6 – Acorn Farm Park

What is the parking capacity for each of the lodge sites – effect on traffic

Comment 7 – Wisteria, West Lane

The proposed development will have an effect on the wildlife in nearby hedges and a serious impact on privacy of adjoining properties. Properties on the market close by have had to drop asking price considerably to obtain a sale. If this development goes through, will the adjoining 5 acres be developed?

Comment 8 – Acorn Farm Park

Has a crime impact study been carried out for Acorn Farm Park? Traffic - living in the last house in West Lane his drive is used as a turning point, much more lately.

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Agreed Action Arising from Comments:

The Parish Council agreed to place information on the website and on the Parish Council noticeboard about the correct addressee at Torridge District Council for concerns about the developments.

PRESENT:

Chairman Cllr J Lock, Cllrs Giles, Dunn, Martindale, Haynes, Rendell, Rolls, Walker, Grigg and the Clerk and 15 members of the public.

DECLARATIONS OF INTEREST:

Members were invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have in any items to be considered at this meeting.

Cllr Giles in matters relating to 2 Hillers (adjoining property);

Cllr Martindale in matters relating to Acorn Farm Park (neighbour).

47 (17/18) To Receive Apologies for Absence:

There had been no apologies for absence.

48(17/18) To Consider Planning Matters:

- a) Wistaria Cottage, West Street, Dolton (1/0641/2017/OUT)

A discussion was held about the planning application for Wistaria, West Lane. It was agreed that the Parish Council reply to Torridge District Council would include the following points:

- This application contravenes the National Planning Policy Framework principles 4 & 5, to “Ensure that there are no detrimental impacts on the reasonable outlook and amenity of immediate neighbours”.
- There are traffic concerns about the corner leaving the Square into West Lane and traffic turning and parking in West Lane.
- There is excessive development in this area of the village and concerns were expressed regarding the sewage system.
- The Heritage Statement fails to mention the demolition of part of an 18th Century storage barn.
- The wildlife survey is inadequate and incomplete regarding hedgehogs and other wildlife known to be in the area.
- The development is outside the development boundary of the soon to be adopted Local Plan.
- DVT11 impact on amenity applies – “Development will be required to secure or maintain amenity appropriate to the locality, with special regard to the impact on neighbours.”
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- DVT18 impact on traffic applies – “All development must take into account its impact on the highway network in terms of traffic generated, highway safety, access and servicing”.
- Results of the Parish Council’s recent housing survey should be taken into account.

b) Other Planning Matters

Acorn Farm Park. The Parish Council will request a site meeting with the Torridge District Council’s Enforcement Officer (Mr Andy Fenge) to discuss whether the development will enable the operator to meet the conditions of a touring site licence. This meeting to be arranged as soon as possible.

No 2 Hilliers. The Council had no objection to the submitted plans for the ground floor development but strongly objected to the roof terrace which would overlook the adjoining property, impacting greatly on their privacy.

49 (17/18) To Consider Financial Matters

A cheque for £16, payable to Dolton Village Hall, was passed for payment. The cheque was signed by Cllrs Grigg and Giles.

The meeting closed 8.45 pm

Signed Date