

Haccombe-with-Combe Parish Council

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Minutes of the Extraordinary Meeting of the Parish Council held on Zoom on 17 February 2021 at 7.30pm

Present: Councillors Boarer (Chairman), Bunce, Evans, Hosking, Hussey and Pattinson

Also present: Three members of the public including the applicants of 21/00217/FUL.

Clerk: Suzanna Hughes

170221.01 APOLOGIES FOR ABSENCE

- District Cllr Haines

170221.02 OPEN FORUM

There were no comments from members of the public. The applicants of the Linden Lea planning application to be discussed at item 4.1 advised that they were available to answer any questions.

170221.03 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION

Members were reminded of their responsibility to continually update their Notice of Registerable Interests and to declare any disclosable interests, including the nature and extent of such interests they have in any items to be considered at this meeting. Members were reminded that unforeseen requests for a Dispensation to be considered at this point only if there was no way a member would have been aware of such before the meeting.

There were no declarations of interest or requests for dispensation.

170221.04 PLANNING

New applications/appeals

- 4.1. 21/00217/FUL – Linden Lea, Shaldon Road, Combeinteignhead
Demolition of bungalow and erection of replacement two storey dwelling

The Chairman advised that he, Cllr Hussey and Cllr Pattinson had met with the applicant on site.

Cllr Hussey reported that they had observed the existing property and agreed that the building was likely best demolished and the site redeveloped.

They viewed the amended development plans moving the proposed footprint of the property to the west. It is understood that this was done in response to issues identified in discussion with neighbour/s:

- Proximity to boundary and visual impact viewed from the east.
- Avoid the new access overlapping with the neighbouring access splay.

They stood on the road and observed/imagined the impact of the development when viewed from the North. Whilst this is subjective, they did not think there would be a large detrimental impact. It's not going to be greatly observed from this direction because there are no houses opposite - it's a lane along which cars drive. The development has potential to enhance the area.

They also had the opportunity of an unscheduled informal meeting with a neighbour living to the west of the property and they had a discussion about the impact and scale of the development.

Cllr Hussey advised that at the end of the on-site meeting, the Councillors discussed the development and decided to advise no objections to the proposal.

Members also noted the objections which had been forwarded to the clerk by two members of the public.

After brief discussion, it was agreed to accept the recommendation of Cllrs Boarer, Hussey and Pattinson to raise no objections to the proposal.

It was also agreed that the members of the public who had written to the Parish Council should be reminded to send their observations directly to Teignbridge District Council should they wish for their comments to be considered by the planning officer.

170221.05 DATE OF NEXT MEETING

It was confirmed that the date of the next Parish Council meeting is 3 March 2021.

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Chairman