

YOU ARE SUMMONED TO ATTEND A MEETING ON

Monday 31st July 2017 @ Abbotskerswell Parish Rooms at 7.30pm

AGENDA

Apologies for Absence.

Declarations of Interest.

1) Minutes of the Parish Council Meeting – Monday 26th June 2017.

2) Public Time (Limited to 15 Minutes).

3) **Planning Applications & Decisions**

Applications received from Teignbridge District Council

a) Application no 17/01542/MAJ – Land at Wolborough Barton, Coach Road -

The following comments have been submitted to TDC -

Abbotskerswell Parish Council are extremely disturbed by the application 17/01542/MAJ submitted by PCL Limited for:

Mixed use (hybrid application) proposal involving: Outline - Mixed use development comprising up to 1,275 dwellings (C3), a primary school (D1), up to 3,500 sq. m of employment floorspace (B1), two care homes (C2) providing up to 5,500 sq. m of floorspace, up to 1,250 sq.m of community facilities (D1), a local centre (A1/A3/A4/A5) providing up to 1,250 sq. m of floorspace, open space (including play areas, allotments, MUGA), and associated infrastructure. (Means of Access to be determined only) Full - Change of use of existing agricultural buildings to hotel (C1), restaurant (A3) and bar/drinking establishment (A4) uses, involving erection of new build structures, construction of an access road and parking, plus other associated conversion and minor works

Firstly, TDC's web portal states it is a delegated decision. With a scheme this large it must go to planning committee. Please will you confirm that it will be a Planning Committee decision.

Secondly, the applicant has presented a hybrid application. This approach presents a confused picture to all interested parties, even more so for members of the public. It is clear that there is at least two distinct applications here, possibly more. Please will you explain how TDC intend to process the hybrid application in order to avoid potential procedural and processing errors, some of which may eventually lead to the applicant taking TDC to appeal and being successful on perhaps minor technical issues.

Finally, it goes without saying that the timescale of 6 weeks for this hybrid application is totally inappropriate for application of this magnitude: 92 documents and 2600 pages. Abbotskerswell Parish Council must therefore strongly request that a decision on this hybrid application be deferred for a reasonable period of time to allow members of the public, as well as all councillor stakeholders, to fully assimilate what has been submitted, otherwise the consultation processes will not be produced with meaningful and continued input and engagement from stakeholders, and most certainly it would not be a truly democratic process.

I am sure you appreciate Abbotskerswell position and its concerns and advise the Council accordingly.

With regard to the processing of the application 17/01542/MAJ, it is pertinent that the application be appraised against many of the objectives originally raised jointly by Wolborough Residents' Association and Abbotskerswell Parish Council. For this reason APC request that a copy of the original attached objections (APC'S OBJECTIONS TO TDC'S LOCAL PLAN v1 1 (for reference)) be lodged as a reference document for this application.

Decisions Received from Teignbridge District Council

- a) No objections – Application no 17/01507/CAN – The Village Green, Wilton Way – Abbotskerswell Parish Council – Remove one willow.
- b) No objections – Application no 17/01359/CAN – The Village Green, Wilton Way – Abbotskerswell Parish Council – Crown lift up to 3m above ground level, one silver birch, one horse chestnut and one evergreen oak.
- c) Grant of Conditional Planning Permission – Application no 17/00737/MAJ – Rydon Farm, Two Mile Oak – Variation of condition to provide 5 year extension of time for Solar Panels.
- d) Grant of Conditional Planning Permission – Application no 17/00186/FUL – Mr & Mrs A & D Hoare – Manor Farm – Conversion of barns to single dwelling to include new link extension, detached garage and change of use of agricultural land to create domestic curtilage.
- e) Refusal of Planning Permission – Application no 16/02314/FUL – Mr & Mrs P Barber – Coombe Cottage, Priory Road – Proposed detached house.

4) Matters Arising

- a) Neighbourhood Plan.
- b) NA3 Wolborough Development Framework Plan.

5) Correspondence.

- a) Porch @ 11 Odlehill Grove.
- b) E-mail from Mr P Barber – Vehicles using Priory Road.

Correspondence in the Envelope not requiring attention

- a) CPRE – Annual Report.
- b) Clerks & Councils Direct – July 2017.

6) Main Agenda.

- a) Report from County Cllr A Dewhirst.
- b) Report from District Cllr M Colclough & District Cllr D Smith.
- c) Emergency Planning Committee report.
- d) Abbotskerswell Recreation Association report.
- e) Allotments Report.
- f) P3 Report.
- g) Village Hall Report.
- h) Tree Warden Report.
- i) Reports from Parish Councillors of any external meetings or Committees.
 - 1) TALC.
 - 2) Stoneycombe Liasion.
- j) DCC, Highways, Potholes, Roads & Hedges.
 - 1) Road Warden Scheme.
 - 2) Hedge at 30 Odlehill Grove.
- k) Volunteer Action Group.
- l) Consultations.
- m) Communications Committee Report.
- n) Bus Shelter Advertising.

7) Cheques for Signature/Finances

Parish Council

Cheque no 1468 = £48.00 (vat £8.00) – Clystnet Ltd (Web support).
Cheque no 1469 = £94.99 (vat £4.52) – British Gas (Pavillion Gas).
Cheque no 1470 = £93.75 - David Wilds (Village Weed Removal).
Cheque no 1471 = £50.00 – C Bloxidge (Litter Pick July 2017).
Cheque no 1472 = £3.00 (vat £0.92) – British Gas (Toilet Electric).
Cheque no 1473 = £150.00 – Kath Roscoe (Cleaning July).
Cheque no 1474 = £488.78 – Sharon Raggett (Wages July 2017).
Cheque no 1475 = £8.99 (vat £1.50) – C K Farrelly (Signs for Playing Field).
DD Payment = £16.20 Plus Net (Parish Rooms Internet).

Abbotskerswell Recreation Association

Cheque no 1100 = £50.00 – ARA DRAW
Cheque no 1101 = £20.00 – ARA DRAW
Cheque no 1102 = £5.00 – ARA DRAW
Cheque no 1103 = £5.00 – ARA DRAW
Cheque no 1104 = £5.00 – ARA DRAW
Cheque no 1105 = £5.00 – ARA DRAW

Bank Balances

ARA Account Balance July 2017 = £7,950.62
Village Events Account - £551.28 (held within ARA Account)

Parish Council Bank Balance July 2017 = £27,876.31
P3 = £700.00 (held within Parish Council Account).
CPRE Donation = £1,000 (held within Parish Council Account).

8) Any Items to go onto next Parish Council meeting Agenda.

9) ARA Draw – July 2017

S.Raggett – Clerk.....
34 Balland Park
Ashburton, Devon 01364 654607

Dated – July 25, 2017

ANY MEMBER OF THE PUBLIC WHO HAS SPECIAL NEEDS AND REQUIRES A COPY OF THIS
AGENDA SENT TO THEM – PLEASE CONTACT THE CLERK – 01364 654607