

Minutes of the Planning Meeting Held Wednesday 11th May 2016
@ Abbotskerswell Parish Rooms
Meeting Commenced 7.00pm

Present – Cllr K Farrelly, Cllr P Marino (Planning Chairman), Cllr R Whiffin, Cllr K Eales, Cllr Mrs W Grierson, Cllr B Chambers.

Attended by – No public present

Apologies for Absence – Cllr Mrs M Colclough.

1) Public Time (Limited to 15 Minutes).

2) Planning Applications & Decisions

Applications received from Teignbridge District Council

a) Application no 16/01197/FUL – Mr C Throgmorton – Court Grange Offices – Conversion of stable to dwelling.

1. Abbotskerswell Parish Council notes that a similar Change of Use application (No:14/02304/COU) was withdrawn by the Applicant following advice given by TDC that members would be unlikely to support the scheme.
2. In considering this new application (No:16/01197/FUL) the Parish Council would like to reiterate the fact that there has not been a material change in planning policy for the conversion of the same building into a residential dwelling because it remains outside the settlement framework of Abbotskerswell and does not appear to meet the criteria of Policy S22 (Countryside) of the Teignbridge Local Plan (2013-2033) which states the following:

“Land outside the defined settlement limits of Bovey Tracey.....and the villages listed in S21(Abbotskerswell) is classified as open countryside where development will be managed to provide attractive, accessible and biodiverse landscapes, sustainable settlements and a resilient rural economy.”

“In open countryside, development will be strictly managed and limited to uses which are necessary to meet the overall aim set out above as follows:

- a. *Affordable housing for local needs, replacement dwellings... agricultural dwellings and other necessary rural workers;*
 - b. *Agricultural, forestry, equine, industry, business, warehousing, retail leisure and tourist uses."*
3. Abbotskerswell Parish Council also notes that previous advice with respect to the tenets of paragraph 55 regarding Rural Housing as set out in the National Policy Framework 2012 , would appear to stand, despite the sustainability argument promoted in the applicant's Planning Statement and therefore the Council supports TDC's earlier stance that it would not recommend approval for the conversion of a redundant building in the open countryside unless it meets one of the aforementioned criteria identified in Policy S22 of the Teignbridge Local Plan (2013-2033).
4. The applicant's Planning Statement refers to the General Permitted Development Order 2015 and General Permitted Development Order 2016, but the applicant has omitted to specify under which Class or Part or Schedule this Change of Use application refers to. It is the Council's opinion that this application is not covered by either of the General Permitted Development Orders mentioned:

Reference: General Permitted Development Order 2015, specifically Schedule 2, Part 3 – Changes of Use.

5. Finally, the original application (No:2002/3686/49/03) granting permission stated:

"The use of the stabling hereby approved shall be for private domestic stabling only.....and shall not be used, let, leased or otherwise disposed of for any other purpose or to any other private individual."

Abbotskerswell Parish Council: **RECOMMEND REFUSAL**

- b) Application no 16/00986/FUL – Mr & Mrs Franks – Carinya, Stoneyhill – Provision of pitched roofs over garage and dining room – No objections from the Parish Council.
- c) Application no 16/00946/FUL – Mr I Hicks – Land at NGR 285836 68238 – Stables and open store, chicken run and repositioning of two containers – No objections from the Parish Council provided the application is not contrary to any planning policy.

Decisions Received from Teignbridge District Council - none

Meeting Closed – 7.30pm