

CHARDSTOCK PARISH COUNCIL

Minutes of the Planning Committee meeting held remotely in accordance with Clause 78 of the Coronavirus Bill 2019-21 via ZOOM Platform on Saturday 18th April 2020 – 6pm

Present: As logged by administrator of meeting, Clerk, Paul Hayward
 Cllrs P. Hughes (Chair of Committee), I. Cockburn, V. Conroy,
 P. Spearing and C. Wilson (quorate).
In Attendance: Paul Hayward (Clerk), 1 members of the public.

Meeting commenced at 6pm.

Chair welcomed all in attendance and outlined rules and conduct for this inaugural “remote” meeting of the Parish Council.

	<p>Public Forum: No public questions or representations. Chair advised that he was willing to allow public participation as meeting progressed. Chair closed public forum.</p>
PL20/015	<p>Apologies for absence: Cllr Greer. Absent due to declared personal interest in item PL20/019a). Absence approved.</p>
PL20/016	<p>Declarations of interest under the Code of Conduct: No declarations made. Chair reminded all members that further declarations could be made as meeting progressed as and if they became known to members.</p>
PL20/017	<p>To note that previous scheduled meeting of the Planning Committee which was convened for Wednesday 18th March 2020 was not held due to circumstances relating to the ongoing CV-19 situation. Noted.</p>
PL20/018	<p>Chair’s statement on necessity for this “virtual” planning committee meeting. Chair reported that the Council’s consultee comment was due to be submitted by 30th April and it was felt that the significance of the matter did not warrant a submission by the Clerk under his delegated authority (extant).</p>
PL20/019	<p>Planning Matters a) Planning applications received prior to agenda publication: <i>i) 20/0507/FUL – Hookmills, Chardstock, EX13 7DD</i> <i>Change of use of single storey office to dwelling, storage building to assoc. domestic use, and adjoining land to garden.</i> Chair proposed suspension of standing orders to permit public participation. Resolved unanimously. Representations heard from member of the public. Applicant not present. Concerns raised: <i>(continued next page)</i></p>

	<p>Councillors comments: Consternation that the Change of Use is retrospective and thus the application should state this clearly. Frustration that the application (and supporting statement) are rife with omissions and inaccuracies and that application should not have passed validation stage. Landownership boundaries / site area figures are not accurate / unclear. No reports have been supplied with the application re: Land Contamination Economic Viability of the site to warrant Change of Use Foul / Surface water drainage / disposal proposals Habitat / Ecology / Environmental impact / Biodiversity Arboricultural assessment Building Control (suitability of buildings for residential conversion) Proposed mixture of commercial and residential usage Highway and traffic impact study AONB assessment</p> <p>After further discussion, it was proposed by Chair, seconded by Cllr. Spearing, that Council did NOT support this application as submitted on the grounds that insufficient documents have been submitted to support the application and that Council is unable to make any further recommendations until such information is made available by the applicant. Resolved unanimously. Clerk: Please prepare a formal consultee comment in accordance with this resolution, to be approved by Chair of Committee before submission. Please also forward a copy to the ward member, Cllr. Hayward.</p> <p>There was no further planning business to attend to. Clerk advised that a late application had been received (20/0375/FUL – Fordings) but that this matter could not be dealt with this evening as it was not included within this agenda)</p> <p>Chair asked that this matter be included for the next meeting of Council</p>
PL20/020	<p>Matters considered as urgent by presiding Chair for report only: Cllr. Spearing asked Chair for permission to make a brief report on matters pertaining to trees in the parish, particularly at The Parks. Chair thanked Cllr. Spearing for his report and asked Clerk to add this subject to the agenda for the next meeting. Clerk: Please note and action accordingly.</p>
PL20/021	<p>Date of next meeting of Planning Committee: Next planning committee meeting of Council to be convened as and when required. With no further business to transact, the Chair closed the meeting at 7.20pm</p>

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Signed: _____ (Chair) Date: _____

Initial: