

## CHARDSTOCK PARISH COUNCIL

### Minutes of the Planning Committee meeting held remotely in accordance with Clause 78 of the Coronavirus Act 2020 via ZOOM Platform on Thursday 28<sup>th</sup> May 2020 – 10am

**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), 0 members of the public.  
 Meeting commenced at 10am.  
 Chair welcomed all in attendance.

	<p><b>Public Forum:</b>          No public questions or representations. <b>Chair closed public forum.</b></p>
PL20/028	<p><b>Apologies for absence:</b>          Cllr Greer. Absent due to prior work commitments.          Absence approved unanimously.</p>
PL20/029	<p><b>Declarations of interest under the Code of Conduct:</b>          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>
PL20/030	<p><b>To consider and, if thought fit, to approve the minutes of the planning committee meeting held Tuesday 19th May 2020:</b>  <i>It was proposed by Chair, seconded by Cllr Spearing, that these minutes be approved as a true record of those proceedings. Resolved unanimously.</i>          Chair was unable to sign the minutes due to current circumstances.  <i>Clerk: Please prepare for signature at a later date.</i></p>
PL20/031	<p><b>Planning Matters</b></p> <p><b>a) Planning applications received prior to agenda publication:</b>  <i>None received.</i></p> <p><b>b) Planning applications received after agenda publication as outlined on supplementary agenda:</b>  <i>None received.</i></p> <p><b>c) LPA Determinations / decisions advised:</b>  <i>None advised</i></p> <p><b>d) Tree Matters:</b>  <i>None advised.</i></p> <p><b>e) Appeals lodged / determined:</b>  <i>None advised</i></p> <p><b>f) Planning Correspondence:</b>  <i>None received.</i></p> <p><b>g) Consultations / other planning matters:</b>  <i>None advised</i></p>

**h) To consider proposal that Council makes formal representations to EDDC (as local planning authority) in respect of:**

***1) The procedure for listing, and de-listing, buildings on the Listed Building Register.***

It was proposed by Chair, seconded by Cllr Wilson, that Clerk write to Conservation Officer at EDDC (copied to HE\* and Ward member) expressing continued regret that the Parish Council had not been alerted to the de-listing of Gosleford and seeking assurances that, hereafter, both the Parish Council and the Ward member would be notified if such a request to de-list (or list) a property in the parish was received by EDDC. Resolved unanimously.

Clerk: Please note and action accordingly.

***2) The policy relating to thatched properties in the parish (and within AONB).***

Members were unanimous in their belief that the presence of so many thatched properties in the parish was a primary feature in the distinctiveness of the village and surrounding area and that any application which proposed the removal of the thatched roof should always be strenuously resisted.

It was proposed by Chair, seconded by Cllr Conroy, that Clerk be directed to write to the Blackdown Hills AONB Parish Network to seek their support in general planning terms, and copy the correspondence to the EDDC BDH forum member to ensure that the significance (and protection of) of thatched dwellings is always given due consideration in such applications. Resolved unanimously.

Clerk: Please note and action accordingly.

***3) The policy of promoting economic growth over and above the protection of the AONB (when planning applications are considered).***

It was proposed by Chair, seconded by Cllr Spearing, that Clerk be directed to write to the EDDC Portfolio Holder for (Rural) Economy to seek their clarification and explanation as to why the protection for the BDH AONB is not considered to be more important than the (often tenuous) economic arguments in support of development in the countryside, citing examples where the Parish Council has previously considered such development inappropriate and out-of-place. Resolved unanimously.

Clerk: Please note and action accordingly.

**i) To consider proposal that Council makes formal request to HE\* seeking the re-listing (on the Listed Building Register) of the property known as Gosleford:**

Recent correspondence received from Mark Williams, CEO of EDDC, in relation to the recent de-listing of Gosleford admits that poor decisions in the past led to the point where the building was no longer considered as worthy of a HE\* listing.

Other points highlighted during discussion:

- i) Recent planning application was essentially pre-determined by the de-listing.
- ii) Parish Council and ward member were not consulted or advised of de-listing.
- iii) There were imminent works planned at the time of the de-listing.
- iv) The BDHAONB vernacular is significantly characterised by thatched roofs.
- v) Decisions made historically by EDDC have negatively affected heritage value.

*Continued Overleaf*

	<p>It was proposed by Chair, seconded by Cllr Spearing, that Council formally request the re-listing of Gosleford with HE* and stress that the de-listing increases the threat that the building will lose its thatched roof which is unacceptable to the Parish Council in an area with one of the highest densities of such roofs in the area. This action is to ensure that parishioners views are considered and that matters pertaining to environmental impact, landscape value and protection of the AONB are given the utmost weight at all times. It was also proposed that Council seek the assistance of the ward member to raise this matter with the development management committee. It was also proposed that Council advise the LPA that this action is being taken (in addition to the comment already submitted). Resolved unanimously.</p> <p>Clerk: Please note and action accordingly, copying in Mark Williams, CEO EDDC, the Chairs of DMC &amp; SPC, the Clerks for neighbouring Parishes, the BDHAONBPN ** and the ward member</p> <p>* Historic England. ** Blackdown Hills AONB Parish Network.</p>
PL20/032	<p><b>Matters considered as urgent by presiding Chair for report only:</b> <i>None raised.</i></p>
PL20/033	<p><b>Date of next meeting of Planning Committee:</b> Next planning committee meeting of Council to be convened as above.</p> <p><b>With no further business to transact, the Chair closed the meeting at 11.15am</b></p>

**Minutes of the Planning Committee meeting held remotely in accordance with Clause 78 of the Coronavirus Act 2020 via ZOOM Platform on Thursday 28<sup>th</sup> May 2020 – 10am**

Signed: \_\_\_\_\_ (Chair)      Date: \_\_\_\_\_

Initial: