

BISHOPS TAWTON PARISH COUNCIL

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Minutes of the meeting held on Friday 9 January 2015 at Bishops Tawton Village Hall at 7:30pm

Present: Cllrs P Leaver (Chairman), Ms S Barber, K Barron, J Fahy, Mrs E Peacock and C Verney

In attendance: members of the public, Cllr D Luggar, Parish Clerk.

111. Apologies for absence

Apologies for absence were received from Cllr Ms S McKernan.

112. Parishioners Representation

None.

113. Declaration of Interests

Cllr Fahy declared a personal interest in application 58528.

114. Planning Applications

58528 Conversion to form dwelling with associated garden & parking together with demolition of rear extensions The Three Pigeons Village Street Bishops Tawton Barnstaple

It was resolved, 5 votes to 2, to object to the application.

It was noted that the loss of a village pub is a serious concern, and believed that once converted to housing, it will ever be changed back to community use. Both the existing local plan and the emerging plan require that applications involving the loss of a community asset are accompanied by an independent assessment of financial viability to prove beyond reasonable doubt that the pub cannot be a going concern. This application did not contain a suitably robust viability assessment and there was no evidence that the current owner had tried to sell it as a going concern.

If North Devon Council were minded to approve the application, it was agreed to ask that the following detailed matters were taken into account:

Details of external finishes (windows, roofing slates etc) to be in keeping with traditional materials elsewhere in the Conservation Area;

The existing log store and toilets, which were supporting structures integral to the structural stability of the Old Post Office next door and should be retained as shown on the drawings;

In order to preserve the amenity of surrounding residents, the new dwelling should use the existing car park as shown on the drawings.

58564 Variation of condition 3 (time restriction) attached to planning permission 47842 to allow the continued siting of one mobile home for a further three years Broadypark Farm Venn Road Barnstaple

No objections were raised. **It was resolved** to request that the application be considered under normal planning policy.

58566 Variation of condition 1 (time restriction) attached to planning permission 53246 to allow the continued siting of polytunnels for a further three years Broadypark Farm Venn Road Barnstaple

No objections were raised. **It was resolved** to request that the application be considered under normal planning policy.

58344 Erection of one dwelling Bishop Tawton Reservoir Hammetts Lane Barnstaple

It was resolved to object to the application.

From the submitted documents, the Council was not satisfied that the exceptional circumstances under which development in open countryside should be permitted had been met. The development would constitute an expansion of the built area of the village along Hammetts Lane and would lead to a diminution of the gap between the built up area of the village and the isolated properties to the north;

There were concerns that the surface water soakaway would exacerbate surface water problems experienced by residents in houses below the site – there is almost constant surface running water and an underground stream from the land to the east of Hammetts Lane, through the field next to the site and down to the rear of properties on Exeter Road; The bridelpath between the adopted highway and the site was well used by local people. It is not clear how their safety was to be preserved and how residents of the proposed property would gain access – it was understood that the bridleway was in private ownership.

If North Devon Council were minded to approve the application, it was agreed to ask that the development contributed towards improvements to surface water flood alleviation and sewage pumping station improvements within the village.

115. Date of Next Meeting: Thursday 22 January 2015

There being no further business the meeting closed at 8.10pm