

**MINUTES OF THE PARISH COUNCIL MEETING  
OF BUCKLAND BREWER PARISH COUNCIL HELD ON  
WEDNESDAY 23<sup>rd</sup> MARCH 2016 AT 7:00 AT  
BUCKLAND BREWER SCHOOL**

**Members Present:** Mrs Barbara Babb, Miss Rosie Beer, Mrs Maris Douglas, Mr Andrew Hewitt, Mr George Heywood, Mr Jim Lowe, Mr Trevor Mills, Mrs Shirley Tilley and Mr David Watson.

**Also in attendance** 11 members of the public, Cllr Alison Boyle (TDC) and Cllr Robin Julian (DCC)

**Parish Clerk:** Patrick Blossie

<b>KEY: Actions are shown in bold blue type    Decisions are shown in bold red type</b>
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237. **Apologies for Absence** Marie Douglas

238. **Minutes of the Meeting of the Parish Council held on 9<sup>th</sup> March 2016:** The minutes of the meeting held on 9<sup>th</sup> March 2016 were confirmed and signed.

239. **Declarations of Interest** None

240. **Public Participation** Andy Bennett, Paul Carter, Charlie Patt and Margaret Siddall all spoke against the application to build 18 dwellings on land adjacent to Southwood Meadows. Andy Bennett supplied a written copy of his objections, which is attached at Appendix 1, The other speakers agreed with his comments. In summary, he said that the plot proposed was not in the Parish Council's Settlement Plan and that there were considerable access problems. He felt that the semi-detached properties in the application were too close to the existing properties in Southwood Meadows, that the proposed play area was unnecessary and there were a number of inaccuracies in the submission, especially in relation to transport. Paul Carter felt that the Parish Council's work in preparing the Settlement Plan would prove pointless if the application were approved.

241. **Planning:**

a. **Consultation: Draft Local Plan** Members agreed to make no comments in relation to Starter Homes. In respect of Wind Turbines, it was noted that the proposed policy stated that the distance between turbines and domestic dwellings should be no less than 6 times the height of the turbine to the blade tip. This could be considerably less than the previously agreed distance of 600 metres. **It was proposed by Jim Lowe, seconded by Barbara Babb and agreed by a vote of 5 to 2 (with 1 abstention) to recommend maintaining the existing distance of 600 metres, except in those circumstances where all the residents within that distance support the application.**

i. **Stearts Farm Appeal: Report from Robin Julian** Cllr Julian explained that, despite much local opposition, the application for the Route 39 Academy School, which had been turned down by the planners and had failed at appeal, had now been approved by the Secretary of State. It was subject to Judicial Review, which must be completed within 6 weeks. Cllr Julian's principal objection was that the development was within an Area of Outstanding Natural Beauty. A meeting of interested parties was arranged for 1<sup>st</sup> April but the Parish Council was not entitled to take part in these discussions. Cllr. Alison Boyle said that the meeting of the 1st April would not be about the principle of the school, or roads or any argument for, or

against, the school but would strictly be constricted to the decision made by the Secretary of State and whether TDC would vote for a Judicial Review or accept the Secretary of State's consideration regarding the finding by the Public Enquirer. The meeting on 1st April would, in the first instance, be considering whether the Secretary of State had made an error in his judgement, (by failing to consider all the points) or whether he had been irrational. If the meeting resulted in Judicial Review there would need to be a demand for Leave, which involves an application to High Court to consider whether the application had sufficient grounds for a case, whereby Leave would be granted to take this to the court.

- b. **Application: 1/0099/2016/OUTM: Land at Buckland Brewer, land adjoining 7 Southwood Meadows: Outline planning application (all matters reserved) for 18 dwellings including access, landscaping and associated works.** Jim Lowe reiterated comments that this development was not within the Parish Council's proposed settlement boundary, but the draft local plan had not yet been approved and was not yet a legal document. He agreed that there were a number of inaccuracies in the application but, as Torridge Council could not meet its 5-year housing supply target, they would be keen to approve as many new developments as possible. He felt that the application should be called in and that a letter should be sent to David Green in Torridge Planning and Geoffrey Cox, MP. David Watson felt that the access was inadequate. Andrew Hewitt was worried about drainage and Barbara Babb said that the play area was unnecessary and an insult to the adjacent playing field. Shirley Tilley did not want to see any further development at Southwood Meadows. It was agreed unanimously to object to the application, that Cllr Boyle would be asked to call it in and that Geoffrey Cox, MP would be copied in to the emails.
  
- c. **Application: 1/0246/2016/FUL: Eastview, Stibb Cross: Replace existing Cattle Corral with Agricultural Building** **This application was supported unanimously.**
  
- d. **Hillpark S106 Conditions** The appears to have been a breakdown in communication between Torridge Planning and Pearce Construction over signing off the S106 Agreement, with both parties blaming the other for the lack of progress. The Clerk will contact the Leader of Torridge Council and attempt to call a meeting of interested parties.

**There being no further business, the meeting ended at 8:35 pm.**

**Date of Next Meeting:**

Parish Council: Wednesday 13<sup>th</sup> April 2016 (Buckland Brewer School, 8:00pm)

**Chairman: ..... Date: .....**