

HOLBETON PARISH COUNCIL

MINUTES OF THE MEETING HELD ON TUESDAY 4th OCTOBER 2016 AT 7.30 PM IN THE READING ROOMS, HOLBETON

Members in Attendance

Cllr J Sherrell (Chairman)
Cllr C Ackroyd
Cllr C Flower
Cllr D Knight
Cllr J Pengelly
Cllr M Reece
Cllr T Craig
Cllr P Hearn

Apologies

Cllr J Fuller (Vice-Chairman)
Cllr H Baumer

Other Attendees

Mrs S Timothy – Parish Clerk
Mr & Mrs S Casson (Item 1.1 only)
Mrs C Godfrey (Item 1.1 only)
Ms Cole (Item 1.3 only)
Mr R Knight (Item 1.3 only)

ITEM 1 – PLANNING MATTERS

71/16 The Chairman welcomed everyone, advising that the meeting had been arranged to discuss Planning Applications recently received, that were nearing their planning deadlines.

1.1 Goondiwindi : 2659/16/HHO – Single storey extension to side of existing dwelling and a single storey extension to the rear, alterations to external works and site boundary

Councillors considered the plans, taking into account the views of the attendees at the meeting. Mr Casson summarised his objection, which referred to land at the side of the property which was a shared right-of-way belonging to himself and Mrs Godfrey. Mrs Godfrey's letter to the Planning Department included a diagram showing this right of way, and concerns were raised that the proposed extension would partly obstruct their right of way. There was also uncertainty regarding the boundaries where stone walls had recently been knocked down by the applicants. During the discussion, it was proposed to object to the application by Cllr Ackroyd and this was seconded by Cllr Flower.

1.2 Lawnfield, Holbeton : 2567/16/FUL – Erection of a new dwelling to replace the existing dwelling

The plans were considered by the Parish Council. Cllr Reece raised a question regarding the sewage as the proposal didn't appear to include a septic tank, so it was thought drainage would be via an environmentally approved soak-away. It was proposed by Cllr Ackroyd and seconded by Cllr Pengelly that the application be approved, providing that clarity is given to the sewage for the property.

1.3 Ivy Barn, Holbeton : 2796/16/FUL – Change of use from holiday accommodation into two dwellings

Councillors discussed the plans; Cllr Reece suggested that a B&B was more beneficial to the community than housing at the present time. Cllr Ackroyd questioned the confidential element of the planning application, and felt this gave cause for concern and needed clarity. Councillors felt that the current B&B was good for the local economy and was a benefit to local people bringing in trade for local businesses such as the Village Shop. It employed 4 people, and there was no other B&B in the vicinity of the Village. The current tenants of the B&B attended the meeting and reported their views. A summary of this was attached to the planning papers. It included concerns about the proposal for Unit 1 which faced the car park; they felt limited natural light and didn't seem appropriate for a residential property. Considering all these views, the Council made an objection to this planning application; this was proposed by Cllr Flower and seconded by Cllr Craig.

MEETING CLOSED 8.35 pm

DATE OF NEXT MEETING – Tuesday 11th October 2016 at 7.30 pm in the Parish Reading Rooms.

Signed:.....
Cllr John Sherrell, Chairman