

Broadwoodkelly Parish Council

Minutes of the Broadwoodkelly Parish Council meeting held on Thursday 17th February at Broadwoodkelly Village Hall at 7.00pm

Present: Councillors R. Heggadon (Chairman), Mrs B. Cook, R. Gant, A. Penny and Mrs C. Brook.

Borough Councillor for the Exbourne Ward, Barry Ratcliffe, had sent his apologies as he had tested positive for Covid and was in quarantine.

There were nine members of the public present.

1. To receive apologies for absence and consider if the reason for the absence should be approved by the council.

Councillor D. Reed had sent his apologies. His apology was accepted.

2. To receive any declarations of Interest from members:

Councillors are reminded to declare any personal or prejudicial interest they may have in any agenda item

2.1 The parish council has delegated the power of granting dispensations to the clerk

2.2 To receive written requests for dispensations for disclosable pecuniary interests (if any)

2.3 To grant any requests for dispensations as appropriate.

Councillor Mrs Brook declared an interest as she is related to the applicant.

3. PLANNING

3.1 Applic No.2600/21/FUL Highcroft, Broadwoodkelly EX19 8EL RE-ADVERTISEMENT (revised plans) Construction of four new dwellings including one affordable and three open market with associated parking and infrastructure.

The chairman invited the members of the public to address the council with their views.

Jackie Hammans thanked the parish council and clerk for arranging the meeting. This is the fourth attempt to get planning for dwellings at this site. She has been advised by a former planner that the landscape concerns would not be overcome. Any development proposals must provide evidence that the proposed

development will meet identified local housing needs. The Joint Local Plan specified a target of 10 dwellings for Broadwoodkelly and this has already been exceeded. The proposed site is outside the settlement area and the proposed dwellings are sited on the highest part of the field so will be visually very prominent. There will be extra traffic on the narrow lanes. Unsure how the addition of an affordable home and three open market homes addresses the issue of the landscape. There is no site elevation and Broadwoodkelly lacks infrastructure to support the extra dwellings.

Philip Hammans stated nothing has changed except there is one less house and the

road has been moved from the back to the front of the properties. The Devon bank is

being cut through to make a pedestrian access. This is not needed and will only

encourage visitors/delivery drivers to park in the narrow road, which will create a

hazard for pedestrians and other motorists. The existing footpath is not shown on the

plans. It is development in open countryside.

Member of the public – What has changed? No positive comments were made during

the previous application. The landscape will be harmed.

Member of the public agrees with the previous comments. The proposed sites

position in the landscape. Proximity to Mousehole Cottage (a listed building).

Increased

traffic flow. Feels they are random executive type housing affecting the character of the

village.

Member of the public agrees with the comments made. The application went to

Appeal where it was ascertained that it was not a suitable location. Nothing has

changed.

Julie Clark spoke in favour of the application. The readvertised plans have been tweaked

and are more in keeping to address previous concerns. There is an identified need for

housing in the area. There is a need to encourage more young families and there is

public transport available. There are numerous roads in and out of the village not all

the traffic comes in/out on one road. As a horse rider she has never had any problems

with traffic. With regard to utilities there are no problems according to Devon County

Council and South West Water. The proposed dwellings are being built opposite 2 and 3

storey properties. The Listed Building is further down the road and the footpath does

not run through the site. The S.106 money was requested by DCC and not offered. With

people working from home more housing is appropriate. Very few of the extra houses

are not in the village. The majority of the Devon bank will be retained.

The chairman thanked the members of the public for their comments and then asked

the members of the council for their comments.

Cllr Mrs C Brook abstained as she is related to the applicant. The remaining councillors

all objected to the application. The clerk was asked to submit an objection. She will seek

approval from the Chairman before it is submitted.

There being no further business the meeting closed at 7.32 p.m.

