

Broadwoodkelly Parish Council

Minutes of the Broadwoodkelly Parish Council meeting held on Tuesday 14th September at Broadwoodkelly Village Hall at 7pm

Present: Councillor Mrs B. Cook, Councillor D. Reed and Councillor R. Gant.

There were six members of the public in attendance. The council were informed that others would have attended but had prior commitments.

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

Councillor R. Heggadon (Chairman) sent his apologies as he is unwell, Councillor A. Penny sent his apologies (he is away) and Councillor Mrs C Brook sent her apologies (family bereavement). These apologies were accepted.

The Borough Councillor Barry Ratcliffe had been invited to the meeting, but was not in attendance. After the meeting the clerk saw an email from him stating he sent his apologies as he would be unable to attend as he has sustained a back injury.

As the Chairman was absent the Vice-Chairman Councillor Mrs B. Cook took the chair.

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.

There were no declarations of interest.

3. PLANNING

3.1 Applic No.2600/21/FUL Highcroft, Broadwoodkelly EX19 8EL – Construction of four new dwellings with associated parking and infrastructure.

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

Phil Hammans asked why we are doing this again? The previous plan was rejected. The chairman informed him that the applicant is able to submit the application again. The previous application was for five dwellings and it has now reduced to four. Mr Hammans is concerned about the increase in traffic. Four dwellings would produce an additional 8 cars. They are described as 2-bedroom dwellings, but have three bathrooms. The Devon Bank has a pedestrian access cut into it so raises the question that vehicles will be parking in the road and people walking in. Concerned that agricultural land being altered to residential use. The layout of this proposal with the road behind the dwellings opens up the field to further development. The chairman stated we can only comment on the application that is in front of us.

Peter Froud stated he has similar concerns to those expressed. Various planning policies are in place to prevent building on agricultural land and open countryside. He is also very concerned about the traffic. The narrow rural roads are not designed for excessive amounts of traffic. There is also the strain on existing utilities – sewage, water pressure and broadband.

Jackie Hammans expressed her disappointment in the turnout this evening. She is also very concerned that it could end up as a housing estate when the village has no infrastructure.

Martin (from Bondleigh) was in attendance to represent the applicant. He asked the meeting how many roads come into Broadwoodkelly? He stated there were six and not all traffic comes in to Broadwoodkelly on the same road. He pointed out that each house has parking for two cars. He did state that it wouldn't be good to see a housing estate there, but he felt this proposed development would enhance the village.

Wendy Watkins commented that the new houses that have been built across the road from the proposed development site and those proposed in this planning application do not feel like Devon houses. Once the field is built on it is lost. The infrastructure in the village isn't there, the roads are poor and whilst there is provision for the residents to park – where are the visitors going to park?

Tanya Heggadon commented that the only sweetener in the proposal is the S.106 money whereby funds will go to Chulmleigh and Winkleigh schools.

The Local Plan stated Broadwoodkelly could support development of 10 dwellings, but this number was exceeded some time ago. If Splatt Chapel is developed then that will be another dwelling.

Jackie Hammans commented that it was very difficult to go on the West Devon Borough Council website to comment on planning applications. She went through South Hams. She has raised this concern with Councillor Barry Ratcliffe.

Phil Hammans commented that there is a footpath that crosses the proposed development site, but it isn't marked on the plans.

The chairman informed the members of the public that whilst the parish council will be submitting a comment that it is also important that the members of the public submit their comments as well.

The chairman then asked her fellow councillors for their views. Councillors Gant and Reed both objected to the application.

The parish council instructed the clerk to submit an objection. The clerk will liaise with the councillors before she submits the comment.

There being no further business the meeting closed at 7.30pm