



Bratton Clovelly Parish Council

Minutes of Extraordinary Meeting 191, held on Wednesday 9th December 2020 Via Zoom

Time commenced: 7.30pm

Those present: Cllrs. McNelis, Rockett, Waters, Wallwork, Gilbert, Mott (West Devon), Mrs R Ward (Clerk)

Three members of the public

Public participation: A member of the public spoke against item 3.1. Another member of the public agreed with and supported what had been said.

1. **Apologies:** Cllrs Hughes and Levy

2. **Declaration of interests:** Cllr Gilbert declared a personal interest in item 3.1

3. **Planning:** For Decisions –

3.1. 3384/20/FUL Full Planning Application: Retrospective change of use from agricultural building to mixed agricultural/equestrian use Land to the East of West Headson Farm Bratton Clovelly Okehampton EX20 4JP – Cllr Gilbert did not vote. Cllrs were concerned that the application is for change of use of buildings that didn't exist until very recently and that it should have been for erecting the buildings in the first place. They also **objected** on the following grounds:

1. The **over bearing nature** and **design and appearance** of the proposed hard standing is out of keeping with the rural aspect. It is very visible from the road and a joining properties, one of which is a **grade two listed building**. According to TTV28 the “new track should follow the contours of the land” and be a “darker material” but the actual track is very a light colour and very obvious, running across the middle of the open land and visible from the road. “Artificial mounding of soil should be avoided” new banks form a big part of the application.

This road is one of the main ways into Bratton Clovelly (a conservation area) and is a bucolic gateway to the village. This change of use and hard standing development is **detrimental to the visual amenity** of visitors to Bratton Clovelly and local residence.

2. There is a **disturbance from smells** to nearby properties from waste heaps near the gate that are not disposed of as described in the application

3. The **layout and density** of the buildings do not relate well to the pasture land surrounding it and have a detrimental impact on the **listed building** nearby. TTV28 suggests that developments should be grouped near existing features such as farm buildings, but there were none prior to this development and that “Open fields and remote corners should be avoided”. Prior to this application this field was both open grazing and remote from any farm buildings.

4. There has been a huge **increase in traffic** as a result of horses needing to be checked on 2-3 times a day. Previously this field was rarely visited by vehicles and the access was not from the road, so caused little disturbance.

Cllr Wallwork asked for an update of the planning application at Rectory Field – Cllr Mott will investigate.

4. **Finances:**

4.1 To ratify/approve the below listed payments:

Clerk's wages and working from home benefit (non-taxable £18) and HMRC Payments –

Totalling £243.55 4th Nov to 3rd Dec 2020 £198.35 (clerk) £45.20 HRMC Element **Agreed**

5. Meeting closed at 20.00

6. **Date of next meeting:** 13th Jan 2021 at 7:30 pm

Signed Chairman _____ Date: _____