Bratton Clovelly Parish Council



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# Minutes of Meeting 202, held on Wednesday 13th April 2022

Time commenced: 7.30pm

Those present: Cllrs. McNelis, Waters, Wallwork, Gilbert, Hughes, Rockett, Levy, WDB Cllr Southcott and

Mrs R Ward (Clerk)

Members of the public: 28

1. Public Participation: There was a lengthy discussion about agenda item 4.1.1 planning application 0674/22/OPA. Concerns raised included the need for so many large houses, the safety of the access road and the sewerage proposals. There was concern that the application had exaggerated the services available. The question of whether the proposals met the JLP requirements in many particular TTV25, DEV 10 Dev 20 and DEV 23. It was pointed out that there is a registered local bat roost very nearby, with long eared bats nest very nearby. The feeling of the meeting was against the plans.
2. Apologies: None
3. Declaration of Interest: None
4. Planning:
   1. For Decisions –
      1. Reference: 0674/22/OPA Proposal: Outline application (with some matters reserved) for erection of 8 no. houses, new access, parking and associated landscaping. Site Address: Land North of Bratton Clovelly at x 46329 y 92088, Bratton Clovelly, EX20 4LA

PC Decision: ***Object***

Need: In 2011 ONS survey noted that Bratton Clovelly was oversupplied with three bedroom plus, homes with an average in West Devon of 27% and Bratton Clovelly having 45% and an oversupply of detached homes with West Devon averaging 44% and Bratton Clovelly averaging 75%. Since that report several more, large detached homes have been built. This development seeks to build more, with only three of eight proposed properties having two bedrooms and even these will not be affordable for local people. There is simply no Justification for more 3 and 4 bedroom houses in Bratton Clovelly.

Overbearing Nature: The proposed development is contrary to TTV25, DEV10, DEV20 and DEV23 of the Plymouth and South West Devon Joint Local Plan and JLPSPD, in that it will not be integrated well and will appear as an unrelated addition to the rest of the village, particularly as the nearest dwelling are, all but one, single storied bungalows and the “one” has only a small addition over a garage. The proposed development will not contribute positively to the townscape or landscape and fails to conserve or enhance either.

Highways and transport: the proposed location of the entrance to this development is incorrectly described as being on a 20 mile an hour road. In fact the road the entrance will be on is a 30mph road and the distance of the proposed junction is only 34metres from the brow of a “blind” hill and “blind” bend. This gives people exiting the junction only two seconds of visibility to pull out.

A visibility splay of 30 meters is planned but Highways suggest this should be 43meters on a 30 mph road with normal visibility.

Traffic: 24 new bedrooms are proposed, but there are no local services to support them.

The nearest bus routes are more than three miles away from this development and the nearest “village” shop is over 4 miles away, dentists, doctors and schools are all several miles away, making it highly likely that this development will increase, significantly, the use of cars and subsequent pollution in this rural village. It is a material consideration that lack of supporting services within the immediate locality limits the ability of the development to be sustainable going forward.

Loss of ecological habitat: not only is the proposed development on exceptionally high quality pasture land, but there are long eared bat living adjacent to the site. These bats are believed to be a registered colony.

There is grave concern about the sewage plans for the development. The application states that there will be mains sewerage, but the proposed development lies on the other side of the hill from the current village sewerage system with no explanation of how the proposed development could link to it. In reality no provision has been included.

Public visual amenity: the application states that the proposed development would be seen only fleetingly and provided photos of the hedge obstructing the view from the road. This photo was taken at the end of the summer when at its fullest and has since been cut dramatically, as it is every winter, allowing clear and sustained visibility from the road. Being at the top of a valley that runs from Boasly to Roadford this proposed development will be visible, particularly at night when it is lit, from far and wide.

The random and very modern, suggested designs of the proposed dwellings in a housing estate format are at odds with the largely medieval buildings in the village and will detract from the vistas of a village that has conservation status. Bratton Clovelly is historic, mentioned in the Domesday Book and requires far more sympathetic designs in places that do not impact on the visual amenity of such a rural idyll.

Finally the Parish Council would like to draw planners’ attention to the following recent decisions which it believes to be pertinent to this proposal.

4640/21/FUL, an application very close to the proposed development which stated: “The proposed development is within the countryside and is the development of a dwelling with no agricultural, rural or occupational justification and as such would be contrary to policy TTV26 of the Plymouth and South West Devon Joint Local Plan (JLP).” And “the proposed development is for a 3 bedroom dwelling in an area where the local housing need is for smaller 1 and 2 bedroom units in a terraced format. The proposal does not meet that local need and as such fails to provide for a broad range of housing and as such fails to comply with policy DEV8 of the JLP”

And 2847/19/FUL a decision on similar development next door to the proposed development which stated: “The proposed development will not be integrated well and will appear as a unrelated addition to the rest of the village, not contribute positively to the townscape or landscape, and fail to conserve or enhance the landscape and townscape in this location. The development is therefore contrary to Policies TTV25, DEV10, DEV20 and

DEV23 of the Plymouth and South West Devon Joint Local Plan and JLP SPD”

And “The development has failed to provide appropriate mitigation in towards local infrastructure in terms of education and public open space, play and sports pitch provision or secure affordable housing on the site. As a result the proposal is contrary to Policy DEV8, DEV4, DEV27 and DEV30 of the Plymouth and South West Devon Joint Local Plan and JLP SPD

* + 1. Reference: 0679/22/FUL Proposal: Temporary rural workers dwelling. Site Address: Land at Whinchats, Broadbury, EX20 4NH ***Supported***

There is a need for someone to be on site to care for livestock.

1. Agree and sign minutes: - from the Parish Council Meeting on 12th January 2022 ***Agreed***
2. Confirm decisions made by the Clerk, in consultation with the councillors, under emergency powers of delegation.

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| 14/01/22 | Printer ink expenses - Clerk | £6.61 |
| 14/01/22 | ST Lanes (regular bill) | £25 |
| 26/01/22 | Planning application 4432/21/FUL | supported |
| 09/02/22 | HMRC | £46 |
| 09/02/22 | Clerk Wages | £184.10 |
| 28/02/22 | **No** to offer of buying garages at hall |  |
| 28/02/22 | **Yes** to WI hedge planting |  |
| 28/02/22 | Pos yes Hits Radio's Cash for Kids Clothing Recycle Banks | Still under consideration |
| 28/02/22 | Pos removal of British heart foundation recycling bin. | Still under consideration |
| 11/03/22 | Agreed clerks pay rise in consultation with councillors |  |
| 11/03/22 | HMRC | £57 |
| 11/03/22 | Wages and pay rise back dated to April ‘21 | £227.70 |

***Agreed***

1. Finance
   1. Financial report (Clerk - emailed round) End of year 2021-22 accounts ***Approved***
   2. To approve the following payments:

ROSPA Play Safety playground inspection £88.20

ICO data protection fee direct debit (£40 reduced by £5 for DD) £35.00

DALC annual payment £107.40

Approve payment of Clerk’s wages and HMRC Payments 4th March 2021 to 3rd April 2022 – (£234.87) ***Approved***

1. Village clean-up day: this will take place on 30th April 2022***: Noted***
2. Playground inspection: Cllr Rocket and Cllr Waters: More bark needs putting down and what is there needs to be distributed more evenly. A person with a drill is also needed for a minor repair. Cllrs PW and AR will sort out more bark and organise a volunteer day. When the Youth Club was wound up some monies were left over and £327036 has been donated to the playground refurbishment.
3. New schedule of meetings: (Clerk)monthly on the second Wed of the month except August and December. ***Agreed***
4. Heart foundation clothes bin: Future of bin and consideration of Hits Radio Cash for Kids bin: Carried over for discussion and for Clerk to get more information on current bin.
5. Date of next meeting: Annual Parish Meeting and AGM Parish Council Meeting 11th May 2022 at 7:00 pm

Meeting closed at: not sure