

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF LYMPSTONE
PARISH COUNCIL HELD AT 7.00PM ON MONDAY 15TH DECEMBER 2014
IN THE VILLAGE HALL.

PRESENT: Councillors: P Acca R Eastley
J Bailey R Longhurst
Mrs D Beatty Mrs K Rogers (Chairman)
C Carter

Also Present: 5 members of the public.

Apologies: Cllr D Atkins and R Estcourt and Mrs J Clark (not a Committee member)

26 **Declarations of Interest**

Cllr Mrs Rogers declared a disclosable interest in development of land off Strawberry Hill.

27 **Minutes**

RESOLVED: that the minutes of the meeting held on 17th November 2014 be confirmed as a correct record and signed by the Chairman.

28 **Planning Applications**

14/2681/FUL Demolition of existing garages and erection of new garage building with annex over Yonder Thatch, Wotton Lane – OBJECT. The proposal is to create a new dwelling in the open countryside, albeit within the curtilage of the site of an existing dwelling. The development is contrary to the provisions of the Lymptone Neighbourhood Plan. It is outside the BuAB, in the Green Wedge and in the Coastal Preservation Area. It is unsustainable due to its location on a narrow road with no pavements and minimal street lighting, the site being some considerable distance away from the village amenities. The access from the site onto Wotton Lane is poor and Wotton Lane itself is a poor road.

14/2767/FUL Construction of two detached dwellings with access off Courtlands Lane on land to the rear of Dawlish Park Terrace, Courtlands Lane - OBJECT. The proposal is to create 2 new dwellings in the open countryside, albeit at the rear of existing dwellings. The road serving the development is extremely narrow and unpassable on occasions. The development is contrary to the provisions of the Lymptone Neighbourhood Plan. It is outside the BuAB, in the Green Wedge and in the Coastal Preservation Area. It is unsustainable due to its location on a narrow road with no pavements and minimal street lighting, the site being some considerable distance away from the village amenities.

14/2752/FUL Construction of two detached dwellings and detached garages with new accesses off Courtlands Lane, land South of Courtlands Lane, Exmouth (Neighbouring Parish Consultation) – OBJECT The proposal is to create a 2 new dwellings in the open countryside. The site is in Exmouth Town area but is remote from the Town or local amenities and the village amenities in Lymptone. It is outside the BuAB for Exmouth and Lymptone, in the Green Wedge and in the Coastal Preservation Area. It is unsustainable due to its location on a narrow road with no pavements and minimal street lighting.

For all of these applications, the Parish Council can do no better that to draw your attention to the comments made by the Inspector when refusing an appeal for Hollywell Nurseries

(13/2485/OUT)

“In terms of the economic role of sustainable development the Framework seeks to ensure that sufficient land of the right type is available in the right place. The appellants suggest through their Transport Statement that it is demonstrated that the site offers good access to a variety of transport links and is within easy walking distance of local facilities in the village.

Notwithstanding the presence of nearby dwellings which were undoubtedly granted permission prior to the present emphasis on sustainable development, I take a different view. To my mind it would not be an attractive option to walk the lanes and footpaths from the site to the bus stop (850 metres) and railway station (1.2km), particularly with bags, shopping, children, pushchairs etc.

It would not be an attractive alternative to use a private car and, I believe, the extent to which future occupants would choose to do so on a daily or regular basis, sometimes in adverse weather conditions, is overstated. Development of the site would lead to over dependence on use of the private car as a primary means of transport.

The submissions (for the ED Villages Plan) indicate that 6 preferred locations for housing had been identified, most within the BUAB, but these had been reduced in number for the Village Plan. I have no details of these but from my visit to Lympstone it became apparent that there may be other opportunities closer to the core of the village and the existing BuAB to provide housing in more sustainable positions. I consider that housing on the appeal site would be less likely to contribute to a strong and vibrant community. Notwithstanding neighbouring development the site is remote from the centre of the village, and the proposal would constitute isolated housing in the Green Wedge, along narrow twisting lanes with poor visibility and limited passing places.

... taking account of saved Local Plan policies S3, S5 and S6 which I do not find out of date in the context of the site and taking policies in the Framework as a whole I conclude that the development would not be in a suitable sustainable location for the provision of new housing in a rural area and would conflict with cited policies, furthermore having an adverse impact on the character and rural appearance of the open countryside. “

29 **Development of Courtlands House**

Members had visited the exhibition and presentation regarding the development of Courtlands House into a luxury country hotel, led by Michael Caines.

The Chairman commented that this was a thorough and professional presentation for a development that could bring many benefits to the Parish.

Cllr Longhurst pointed out that a similar application had been rejected on highway grounds, about 5 years ago.

Cllr Bailey thought that the Council should wait until an application was submitted before making comment but noted that this scheme would restore the building to a high standard.

30 **Development of land off Marley Road**

Local residents attended to express their objection to these proposals. They commented that recent problems on the A376 should determine that this and other applications in the area should be rejected. The alternative route to Exeter was narrow and dangerous in bad weather. The site had no infrastructure especially for drainage and sewage disposal and these would

create knock-on problems elsewhere. This was large infill development whereas Cranbrook was being designed and facilities were provided for this kind of development.

The Council suggested that residents could lobby Lympstone and Exmouth EDDC Councillors and Exmouth Town Council, to oppose this, although Cllr Atkins would have a disclosable interest and so would not be able to take part in discussions or vote here or at EDDC.

The Council noted that many objectors might attend when the application was discussed and considered that the main hall might be hired for that meeting.

31 **Land to the West of Strawberry Hill**

Cllr Mrs Rogers withdrew from the meeting for this item. Cllr Eastley in the Chair.

The application which included access off this site from Strawberry Hill had been refused by EDDC and an appeal had been submitted. This was to be dealt with by written representations. The Chairman had received a request from the Agent for a letter of support for this proposal and confirmation that public consultation had been carried out.

Cllr Longhurst pointed out that there had not been public consultation and the Council should only re-iterate the comments that it had made in response to the planning application.

RESOLVED: that a written response be submitted to the Inspector setting out the Parish Councils comments in relation to this application.

Chairman.