

**MINUTES OF A LYMPSTONE PARISH COUNCIL PLANNING MEETING HELD IN  
THE VILLAGE HALL AT 11.00AM ON THURSDAY 4<sup>TH</sup> AUGUST 2022.**

PRESENT:	
<b>Councillors</b>	D Atkins, S Francis, N Linfoot, J Payne and L Staddon
<b>Clerk</b>	Miss L Tyrrell
<b>Public</b>	8 members

**Public session**

The Chairman invited members of the public to speak.

Members of the public raised the following concerns on planning application 22/1583/FUL:

- In conservation area.
- Would encourage ribbon development along the Brook and set a precedence. Opening up the valley to development.
- The Brook is a character of the village and should be maintained.
- Access on to the Highway is dangerous and cannot sustain additional traffic. The visibility is poor exiting onto the Highway.
- Safety of the public using the public footpath. Who would have the right of way?
- Four other landowners have access rights over the footpath.
- Site is not suitable.
- What does the off-road parking mean? Who would use the additional parking spaces?
- Boundary line on the submitted plans is disputed by adjoining neighbours.

A representative for the applicant was present and welcomed the PC to a site visit.

**22/94 Apologies**

Cllr C and R Eastley due to ill health. Cllr Beatty, Cllr Moffatt and Cllr Tyrrell due to other commitments. Cllr Payne proposed to approve the apologies. Cllr Linfoot seconded. Unan.

*RESOLVED that the Apologies were approved by the PC.*

**22/95 To receive any Declarations of Interest**

Cllr Staddon declared a personal interest with planning application 22/1394/FUL. This was recorded in the book.

**22/96 Planning applications**

**22/1394/FUL - Construction of a pedestrian bridge at 6 Longbrook Lane.**

Cllr Atkins highlighted the objections submitted from LFRG and the EA and agreed with their responses. He felt the plans were not clear or correctly drawn. He proposed to object until more detailed information was received. Cllr Linfoot seconded. Unan.

*RESOLVED that the Clerk send the recommendation of object from LPC to EDDC.*

**22/1485/TCA - T5, Oak :** Crown lift to no more than 4m above ground level by end tipping; maximum diameter of cuts (MDC) no more than 50mm; reduce lateral crown growing to the west by no more than 1.5m to ensure clearance of between 1 to 1.5m from the garage as per the attached photograph; MDC 50mm at Electricity Sub Station 4206 Church Road.

Cllr Francis proposed to support. Cllr Linfoot seconded. Unan.

*RESOLVED that the Clerk send the recommendation of support from LPC to EDDC.*

**22/1583/FUL** - Construction of two new dwellings and off road parking at Meadowgate, Church Road.

Cllr Atkins raised the following points:

- 1) Increased use of public footpath with visibility problems to Church Road.
- 2) Priority of pedestrians in the new Highway Code. Concerned if vehicles had to reverse to allow foot walkers onto Church Road, blind access for reversing vehicles.
- 3) DCC must be alerted to the new Highway Code regulations re pedestrians and cyclists and must now respond to planning applications in these circumstances.
- 4) EDDC Officers must also refer positively to new requirements of the Highway Code.
- 5) It would appear that the plan does encroach on land not in the ownership of the applicant and the old farmyard area is also not in their ownership.
- 6) Previous applications had been withdrawn and refused.
- 7) It is in the conservation area and had no special circumstances to allow a breach to the policy.
- 8) It would set a precedence for other landowners to consider doing likewise.
- 9) The lane/footway has rights of access over it to the owners of The Mill, the old farmyard, the garden field land, and Front Meadow. For DCC and LPC – health and safety matters, attention to the hedge to the West.
- 10) Design is totally out of keeping with the area.
- 11) If it is considered, development might be approved if part of the land was transferred to the PC ownership as modelled by the Nurseries site.

NB it appears not all the objectors received any communication to alert them to the applicants' submission to planning permission.

Cllr Linfoot also raised the breach of Objective 3, Policy 4 of the Lymestone Neighbourhood Plan. Cllr Atkins proposed to object to the application. Cllr Linfoot seconded. Unan.

*RESOLVED that the Clerk send the recommendation of object from LPC to EDDC.*

**(Amended plan) 22/0912/FUL** - Addition of first floor with alteration to fenestration at The Workshop.

Cllr Atkins raised the following points:

- 1) Further encroachment into the green wedge is not an argument to be dismissed by EDDC and planning inspectorate.
- 2) Design is out of keeping with the area.
- 3) Overdevelopment of the site.
- 4) Use of access over public footpath. New Highway Code supports pedestrians over such ways.
- 5) Could increase outflow from sewage plant with run off through adjoining owners land in ditch.
- 6) It is alleged that Government Planning Policy should not be overlooked by a public footpath.

Cllr Linfoot agreed it was a total over development of the site with a negative impact on the area and in the green wedge. Cllr Atkins proposed to object. Cllr Linfoot seconded. Unan.

*RESOLVED that the Clerk send the recommendation of object from LPC to EDDC.*

**22/1540/FUL** - Construction of home office at 13 Charles Court.

Cllr Linfoot proposed to support the application pending the conservation officers' recommendations. Cllr Francis seconded. Unan. Cllr Atkins objected to the application.

*RESOLVED that the Clerk send the recommendation of support from LPC to EDDC.*

Meeting closed at **11.40am**

Chairman:

Date: