PLANNING MINUTES OF A LYMPSTONE PARISH COUNCIL MEETING HELD IN THE VILLAGE HALL AT 6.00PM ON TUESDAY MONDAY 30TH APRIL 2024.

PRESENT:	
Councillors	S Culhane, S Francis, R Gale-Hasleham, K Hill, N Linfoot (Chairman), A Minter, J Payne and L Staddon
Clerk	Miss L Tyrrell
County Councillors	None
District Councillors	None
Public	1 member

Public session
The Chairman asked the member of the public present to speak on the relevant planning application at the time of the item.

24/52 Apologies
Cllr Atkins due to other commitments.
Cllr Linfoot proposed to approve the apologies. Cllr Francis seconded. Unan.

RESOLVED that the Apologies were approved by the PC.

24/53 Declarations of Interest
None

24/54 Planning Applications
24/0732/FUL and **24/0733/LBC** - Erection of a side elevation, oak framed garden room at Sowden Cottage Sowden Lane.

Cllr Payne proposed to support the application but in line with EDDC Conservation Officer's recommendations. Cllr Linfoot seconded. Cllr Culhane, Francis, Gale-Hasleham, Hill and Staddon also supported the proposal. Cllr Minter abstained.

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

24/0674/FUL - Construction of two dwellings at Land At 22 Underhill Crescent.

The applicant was present and read his report regarding the application:
The planning application before you relates to land that forms part of, 22 Underhill Crescent, Lympstone.
EDDC Draft Local Plan
A few years ago, EDDC invited landowners to put forward parcels of land for potential housing. As a result, my wife and I put forward our land at 22 Underhill Crescent suggesting that it might be suitable for 4 or 5 houses. To our surprise the draft EDDC Local plan proposed that our land would be suitable for 14 houses. We believe that 14 houses would be a significant overdevelopment of our site. This planning application proposes to develop the west area of the site for 2 houses.
Site – Drawing Nos 1423.15 and 1423.16
The proposed development site is enclosed to the west by a house and garden known as "Highfield", to the north by houses and gardens of nos. 16 and 18 Underhill Crescent, to the east an earth bank, hedge, and the garden of 22 Underhill Crescent, and to the south an earth bank and hedge.
The site is enclosed on 3 sides by residential land and properties, and as such is considered within a residential site curtilage.

Beyond the Southern earth bank and hedge boundary is an agricultural field, which is also the start of the coastal preservation area. The site is not located in the coastal preservation area. The site is accessed via a private driveway to the northwest, under which is located a foul water sewer connection. The site is approximately level, not subject to flooding and comprises of poor agricultural grassland. It is proposed that all rainwater run-off from the house roofs, drives and parking areas will be retained within the site area via infiltration and rain garden planting. Water, electricity, telecommunications, and other services are located at the southern end of Underhill Close. Connection to these services would cause minimal disruption to neighbouring properties. At present the site is located within the Green Wedge and outside the Built-up Area Boundary, as designated in the current LNP.

Main Planning Requirements Applicable to the Proposed Development

Currently, planning at the site is subject to the requirements of the EDDC Local Plan 2013 - 2031 and the LNP, which expires in 2026. However, planning policies are in the process of change and in the developing EDDC Local plan from 2020 – 2040, this application site has been identified as a ***preferred allocation site for 14 houses; the plan also locates the site outside the proposed Green Wedge area and within the Lympstone Built-up Area Boundary.***

This preferred allocation clearly indicates that the principle of development of the site is deemed acceptable, fully sustainable, retains the rural Village identity, and enhances the boundary between Lympstone and Exmouth. In addition, at the heart of planning is the National Planning Policy Framework 2023. This requires a presumption in favour of sustainable development, which should be seen as a foundation for both plan making and decision taking. What is proposed in this planning application is a fully sustainable development in line with the NPPF.

However, if this planning application is to depend on the existing criteria detailed in the ***current*** *Lympstone Neighbourhood plan, the following points* ***concerning objectives and policy****, are relevant and support this planning application:*

1. *Current LNP accepts that there will be evolution and development within Lympstone. This is also envisaged in the developing EDDC Local plan.*

   SECTION 5 – HOUSING
2. *LNP Policy 2 - The site is not isolated in the countryside and should be considered as infill that would relate well to the surrounding housing.*
3. *LNP Policy 3 – Although the site is in the current Green Wedge, the development will cause no harm to the character of the area and is justified because it is sustainable and in a residential site curtilage.*
4. *LNP Policy 4 – the proposal provides 2 new family homes either for a family with children or a family with an elderly relative.*
5. *LNP Policy 5 and 6 – the application relates to a small-scale development of fewer than 10 dwellings, that reflects the existing density and pattern of surrounding area.*
6. *LNP Policy 7 – the development follows the guidance set out in the Village Design Statement.*
7. *LNP Policy 8 – The proposed houses will have an energy efficiency in excess of current National standards.*

   SECTION 7 - GETTING AROUND
8. *LNP Policy 11 – Each house will have 2 off road parking spaces, reducing on street parking.*

   Houses are located near the Exe Estuary Trail, the railway station, Village centre and existing pavements.

   SECTION 9 – ENVIRONMENT, SUSTAINABILITY AND DESIGN QUALITY
9. *LNP Policy 12 – Proposal takes into account landform, layout building orientation and landscaping to minimise energy consumption.*
10. *LNP Policy 13 – Development will use renewable and low carbon energy resources.*

11. LNP Policy 14 – Houses will not increase flood risk.

There are 17 policy requirements specified in the current LNP, 11 of which are applicable to this planning application. I believe that all 11 applicable policy requirements are complied with in this application.
The completed site would consolidate the pattern of development at the Village edge without harm to the character and appearance of the Green Wedge.

Refuse Collection Bins

One question that has arisen by this application is the potential use of the driveway access by waste recycling vehicles. I have contacted the EDDC Waste Recycling Department and reviewed their website. Their advice is clear. Waste recycling vehicles will not use the driveway to the houses for the collection of waste bins. The collection point for waste bins will be on the kerbside at the south end of Underhill Close, where the edge of the private driveway meets the public highway.

Site Visit

Finally, councillors, before you make recommendations on this planning proposal, I would invite you all to visit the site and assess at first hand the merits of this planning application.

Queries raised by Cllrs *(and answered by the applicant):*

- Does the site occupy the entire area in red? *Yes*
- What are the sizes of the houses? *Three or Four bedrooms*
- Did you consider including a mix of houses? *No, as only wanted to keep the development small.*
- Is the access drive a single track drive? *Yes*
- Would deliveries access the properties? *Yes, as it would be a private drive.*
- What does the blue area denote? *Currently that area is our garden but both the red and blue area combined was the total land that EDDC would put forward for potential development.*
- Have you plans for the blue area? *No, we would like it to remain a garden and it is currently an area used for grazing horses.*
- What is the size of the red area? *Just under ½ an acre.*

Cllr Linfoot felt the design was excellent and did lend itself to infill. However, the PC must be consistent, and the land was currently outside the BUAB and in the Green Wedge. Cllr Culhane raised the point that a low-profile building design was preferred by the Planning Inspectorate (ref appeal for the adjacent land south of Underhill Close ref APP/U1105/W/21/3282445), she explained that the inspector had approved this based on it being predominantly a single storey home with an annex designed to accommodate an elderly demographic.
Cllr Francis added that from the public consultation this plot received the 2nd highest favourable area for EDDC local plan potential sites for development. Cllr Hill felt the development proposed was low density and he would encourage what had been put forward rather than a developer control the site. The applicant explained that he was not developing the site personally but would oversee and control the build. He would keep what was proposed. He also added that there was a plan to include trees to use up rainwater and provide screening.
Cllr Linfoot proposed to support the two buildings development. Recent applications (24/0725 and Blue Hayes) had been approved adjacent to the site and LPC was aware this was a favoured site from members of the public. He added that although the site was outside the BUAB and in the current Green Wedge, the development would cause no harm to the character of the area and justified because it was sustainable and in a residential site curtilage (NPPF Sec. 9, 11 and 12, LNP Policy 3). Cllr Staddon seconded. Cllr Francis, Hill and Payne also supported the proposal. Cllrs Culhane, Gale-Hasleham and Minter abstained.

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

24/0725/VAR - Removal of conditions 4 (Glazing), 5 (Permitted development, Curtilage Structures), 6 (Permitted Development, Gates, fences and walls), 7 (Permitted Development, extensions and hard surfacing), 8 (Privacy screen), 9 (Void space), 10 (Windows in north elevation) and 11 (Use of flat roof) of Planning Permission 22/2410/RES (Application for approval of reserved matters (appearance, landscaping, layout and scale) for the construction of a predominantly single storey dwelling following outline application (20/0933/OUT) (pursuant to the grant of outline planning permission appeal ref APP/U1105/W/21/3282445) at Car Park Land South Of Underhill Close.

Cllr Culhane felt that as the applicant had not provided justified reasons to remove the conditions, the PC could not support the proposed variations. She proposed to object to the application. Cllr Gale-Hasleham seconded. Unan.

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

Meeting closed at **6.55pm**

Chairman: Date: