

**Minutes of Woolfardisworthy Parish Council Planning Meeting held on the
9th July 2019 at 7.30pm at Woolsey Sports & Community Hall**

1.0 Attendance

Cllrs: Hamilton (Chair), Spittles, Hill, Heywood, Harding and Lucas-Odgers
Members of the public.

Apologies

Cllrs: Ashworth

2.0 Public Comment Session

Comments regarding the planning applications for the Manor Inn included:

- The Parish should be aware of what the development will mean to the village. Going forward, sustainability and longevity of the Parish is essential, preserving the Parish for the next generation of people who live and work in the community. It is time to start thinking about the future; acknowledging that the work to date has made a positive impact to local business.
- The proposed works to the Manor is a marvellous development, something that the Parish should welcome and embrace.
- Supporting the comments above, highlighting the large investment within a small community, supporting the creation of employment.
- Parking will be a continued problem for the Parish, however parking to date has been off road and not taking up residents parking.
- An employee of the business personally thanked everyone for being so welcoming. The opportunity created employment, a career, for someone who had considered employment out of Devon.
- It was felt that the development was one of the most forward thinking initiatives within the Country. It is not just about what the development will bring to the sector, but more importantly to the community.
- A member of the public asked whether those within the room understood the UK law relating to the Town & Country Planning Act and Constitution of Torridge District Council, which is in place to protect the right of people who live and invest in property within the Parish. Problems relating to planning applications have been submitted and are going through due process. What was promised has not materialised.

It was questioned whether people had reviewed the drawings, identifying how the development of the Spa and Gym, will see large excavation of rock taken out of the Parish. It was also noted that parts of the Grade 2 listed building will be taken down, with extended work carried out on Copper Hill. It was stated that Highways and Torridge District Council have refused to deal with issues relating to Copper Hill.

- The Manor Inn is a Grade 2 listed building, and the developer is not proposing to remove any historic fabrics of the building.

- Excavation materials will be used to establish hedgerows on the farm.

3.0 Declarations of Interest

Cllr Spittles declared an interest for planning application 1/0335/2019/FUL (Brackenside, Bucks Cross)

Cllr Lucas-Odgers declared an interest for planning applications 1/0467/2019/LBC and 1/0466/2019/FUL (Site of Manor Inn, Woolsery)

4.0 Planning Applications

1/0463/2019/FUH – 9 Beuvron Close, Woolsery.

The Parish Council were supportive of the planning application. Proposed by Cllr Heywood, seconded by Cllr Harding. All in agreement.

1/0531/2019/FUL – Retrospective conversion of existing property into two self contained units to reflect an existing condition and creation of external balcony and guarding to replace existing. Underwood House, Cranford.

Concerns were raised with regards to the impact on the Highways, noting that the exit and entrance should be better defined, with all deliveries and parking being off the Highway as this property is on the main route to and from Woolsery. Any future development of the plot, should also take this into consideration.

Proposed by Cllr Spittles, seconded by Cllr Hill. All in agreement.

1/0518/2019/FUL – Retrospective application for the erection of single storey wooden shed. St Annes Cottage, Bucks Cross.

It was questioned whether the plans submitted reflected the correct siting of the shed. It was recommended that there should be a site visit by the responsible Planning Officer before the submission of any report.

Proposed by Cllr Hamilton, seconded by Cllr Spittles. All in agreement

1/0499/2019/FUH – Double storey extension at side of the house. First floor build onto existing single storey extension at rear and side of property. 2 Cranford Cross, Woolsery.

The Parish Council were supportive of the planning application.

Proposed by Cllr Harding, seconded by Cllr Hill. All in agreement.

1/0467/2019/LBC – Alterations and additions to existing manor house and outbuildings. Site of Manor Inn, Woolsey.

1/0466/2019/FUL – Additional of basement for Spa and demolition of erection of Wheale House. Site of Manor Inn, Woolsey.

CLlr Lucas-Odgers left the room, when discussing the above applications.

The above applications mirror each other; therefore any comments/discussion will be taken as one.

Comments included:

- Cllr Hill asked Mr Poland the timescale for the completion of the development. This is still Spring 2022.
- Previous concerns were raised with regards to the noise and the hours of working.
- Mr Poland explained the position of the Wheale House and the development of the new building.
- It was noted that there should be reassurance that any traffic/heavy plant coming into the Parish, should be done as quickly and quietly as possible, respecting parishioners.
- Excavation works are subject to planning approval and having a bat licence in place. The bat licence can only be issued post planning approval.
- Changes to the Wheal House, will see the loss of one bedroom from 19 to 18. However the site will retain 25 parking spaces.
- The plans state that the Orangery will be a restaurant. It was thought that the previous plan was for visitors to eat at the Farmers Arms. Previous plans stated that there was going to be a restaurant / café; however the revision will see a restaurant with only 32 covers for any night. The expectation is that the 32 covers will be from hotel visitors, with minimal impact on parking.

Parish Council comments to be submitted:

The Parish Council supports the planning application, subject to the following.

- Due to the development being within the centre of the village, developers and contractors should be sensitive to noise, respecting parishioners and neighbours.
- Any work carried out onsite should be carried out within day time working hours, which must be strictly adhered to.
- Traffic and heavy plant coming into the Parish should be a quickly and quietly as possible, minimising any disruption to the Parish.
- When carrying out excavation works, consideration must be given to mitigating the levels of dust and be mindful of run-off during periods of heavy rain
- Parking within the Parish has always been a problem and it continues to be an ongoing issue recognised by the developers and Woolsey Parish Council. The Parish Council and Torridge District Council must work together to address this situation. With the popularity of the village set to increase parking will continue to be an problem that must be resolved.
- There was strong public support for the planning application.

- In terms of Copper Hill surface water drainage, the Highways responsibility can be discussed at the Parish Council meeting next week.

Proposed by Cllr Hamilton, seconded by Cllr Harding. All in agreement.

1/0335/2019/FUL – Erection of new fence boundary. Brackenside, Bucks Cross.

Cllr Spittles left the room when discussing the application.

Following discussion it was agreed to resubmit the existing comments made by the Parish Council, including the points raised by Torridge District Council Conservation Officer.

It was agreed to request a site visit, if not already undertaken.

Proposed by Cllr Harding, seconded by Cllr Hill. All in agreement.

6.0 Decisions

None