

Frithestock Parish Council

Minutes of the Parish Council Meeting held on Tuesday 6th October at 8:00 pm in Frithestock Village Hall

Councillors Present: Mr M Baker, Mr Andrew Heard, Mrs Elizabeth Hunkin, Mr Roger Hunkin, Mr M Poole and Mr M Stokes.

Clerk: Mr P Blossie

Also in attendance: 6 members of the public.

KEY: Actions are shown in bold blue type Decisions are shown in bold red type

72. Welcome. Mike Stokes welcomed all to the meeting.

73. Apologies for Absence Mark Goldman and Cllr. Phil. Pennington

74. Declarations of Interest Liz Hunkin re item 76.d, planning application re Land East of Meadowstone Close

75. Public Participation In respect of the development of land east of Meadowstone Close, Adrian Green asked whether the parish council had been consulted before the applicant decided to include affordable housing within the development. The Clerk explained that, as a statutory consultee, the parish council was part of the decision making process and would not normally be involved in such decisions before being consulted. Dave Debnam said that he understood that the land was leased to Torridge Council at present. Adrian Green noted that the parish council was only being consulted about access issues at this stage and said that he was concerned about the impact on traffic using the junction of Hele Lane with the A388. Mike Stokes pointed out that an earlier application had been turned down for this reason.

76. Planning:

- a. Consultation: Devon Minerals Plan Members decided to make no response.
- b. Decision: 1/0717/2015/FUL: Drummets Lodge, Proposed construction of double garage (includes integral parking area at rear for ride-on mower) – Granted permission - Noted
- c. Application: 1/0877/2015/REM: Drummets Lodge, Reserved matters for replacement dwelling pursuant to 1/0270/2014/OUT Roger Hunkin pointed out that the existing building is not viable and that the proposed new house would not be seen from outside the property boundary. It was proposed by Mike Baker, seconded by Roger Hunkin and **agreed unanimously that the application should be supported.**
- d. Application: 1/0987/2015/OUT: Land East of Meadowstone Close, 3 dwellings (includes 1 affordable) access only under consideration Mackie Poole reminded members that only access issues were under discussion. He said that consultation carried out for the Settlement Plan had shown that many people thought Hele Lane should not be used for access to any new properties. He said that a one-way system had been proposed allowing for access via Church Lane. This view was supported by Mike

Baker. Mike Stokes noted that DCC Highways had recommended extending the footpath but he felt that this would only lead to more cars parking on it. He was also concerned about the impact on access to the playing field opposite by users and farmers gaining access to the fields beyond. The congestion and numerous accidents and near-misses at the junction of Hele Lane with the A388 were discussed and it was also noted that there would be a detrimental impact on the view of the entrance to the village from the opposite end of the road. Mike Stokes pointed out that the Parish Council had supported an earlier application for a single dwelling and that this was highlighted in the application under discussion. However, it was agreed unanimously that the impact on traffic flows of 3 or more properties would be unacceptable. The close proximity to Sheila Colwill's property at 7 Meadowstone Close was noted and Mike Stokes read out her letter of objection. It was proposed by Andrew Heard, seconded by Roger Hunkin and **agreed unanimously that the Parish Council would object on the grounds of the impact of increased traffic using the junction of Hele Lane with the A388, the proximity of the playing fields access and the adverse impact on the view of the entrance to the village via Hele Lane.**

There being no further business, the meeting closed at 8:30 pm

SIGNED AS A TRUE RECORD: (Chair)

NAME: DATE:

Next meeting will be held in Frithelstock Village Hall on Tuesday 3rd November 2015 at 7:30pm.