



**CHERITON BISHOP PARISH COUNCIL**

**Minutes of the Cheriton Bishop Parish Council Meeting held at Spalding Hall, Cheriton Bishop on Monday 2<sup>nd</sup> August 2021**

Present: Cllr Milton (Chair), Cllr Ball, Cllr Benjamin, Cllr Salmon, Cllr Wood, Cllr Coren (MDDC) and Cllr Letch (DCC)

In attendance: the Clerk and 8 members of the public

**1. To receive and accept apologies:**

Apologies were received from Cllr Edwards, Cllr Tomlinson, Cllr Westcott and Cllr Penny (MDDC).

**2. To receive declarations of personal and disclosable pecuniary interests in respect of items on the agenda:**

There were no declarations of interest.

**3. Public Discussion – an opportunity for members of the public to make representations, answer questions and give evidence in respect of any item on the agenda:**

Two members of the public spoke in objection to Planning Application 21/00646/ARM. Two members of the public spoke in objection to Planning Application DCC/4231/2021. Four members of the public spoke about Item 6.

**4. MDDC planning applications – to comment on the following applications:**

Reference: 21/00646/ARM  
 Proposal: Reserved matters application (appearance and landscaping) for the erection of 2 dwellings and alterations to existing vehicular access following outline approval 18/01633/OUT (revised drawings and additional information)  
 Location: Land at 276783 94569 (Little Mounson) Cheriton Bishop  
 Applicant: Mr G Smith

Councillors **resolved** to object to this application for the reasons set out in their comment on the MDDC Planning Portal which was submitted on 16<sup>th</sup> June 2021 and in addition **resolved** to submit the following reasons/recommendations to MDDC:

- the visibility splay cannot be achieved because the neighbouring landowner is not prepared to allow his hedge to be removed.
- the applicant is proposing that an earth mound in front of the dwellings to conceal the dwellings on the South East facing - this sounds improbable.
- the design of the buildings includes steps up to the front doors and then down from the entrances to the downstairs toilets. This does not comply with Building Regulation Part M1 (which covers access for disabled visitors).
- the applicant has not addressed the unauthorised archeological and ecological damage already done to the site. The PC recommends that the applicant must be required to include measures to compensate for this damage.
- the applicant must be required to reinstate all landscaping that has been done outside the boundary of the site.
- the applicant's agent states in his email dated 20th July that the ridge heights will be no higher than in the drawing approved at appeal. The applicant has already lowered ground level by his unauthorised landscaping. The roof heights should be measured from the ground level in the approved plans, not after the unauthorised landscaping.
- Councillors re-emphasise that the dwellings should be at least partly earth sheltered, as the original drawing indicated, to minimise their impact on the surroundings and the wider landscape view. Green roofs would be beneficial to that goal.
- Councillors re-emphasise that they ask that the application be called in to Committee if the Planning Officer is minded to approve it.

Signed ..... Dated .....

Reference: 21/01418/FULL  
 Proposal: Change of Use of land for the siting of a temporary agricultural worker’s mobile home – variation of condition 1 of planning permission 18/00832/FULL to extend temporary time period for siting of mobile home  
 Location: Greenacres Cheriton Bishop  
 Applicant: Mr M Kellaway

It was **resolved** to support this application.

**5. Devon County Council – to consider the following application upon which the Council has been asked to comment:**

Reference: BGX/DCC/4231/2021  
 Proposal: Retrospective change of use from small scale specialist waste incinerator to receipt and temporary storage of animal by-products (revised planning statement and a response to submitted comments)  
 Location: Old Tellams Yard, road from Pitton Cross to Hook Farm, Cheriton Bishop  
 Applicant: B G Pearce

It was **resolved** (4 councillors for and 1 against) to continue to object most strongly to this application with the following comments to be submitted to DCC:

- that the applicant confirmed in the revised planning statement submitted that it has been breaching the terms of the current planning consent and S106 agreement since 2017 by operating a ABP facility instead of the permitted incineration plant and that they have also been operating the site outside of the agreed hours of work, accepting trucks larger than permitted and not adhering to the designated haulage route.
- That the PC believes that this application should not be treated as a simple change of use and recommends that in the interests of transparency the applicant be required to make a new planning application to operate a ABP facility which will be subject to full public scrutiny and comment. In the meantime, use of the site for storage of animal by-products should be suspended.
- That the PC recommends that the applicant be required to register a Travel Plan with its new application and also to install an ANPR system on the site so that traffic can be objectively monitored.
- That the PC has again requested that the application be called in to Committee if DCC is minded to approve it

**6. Teignbridge Local Plan – to draft a comment regarding Teignbridge District Council’s proposal to develop 40 houses, for which one of the potential sites is in Cheriton Bishop**

After discussion it was **resolved** that the Clerk would write to Teignbridge DC setting out the PC’s objection to this proposal and the reasons for objecting. The reasons to include: excessive number of houses in relating to existing size of Cheriton; creep on greenfield site; CB already has 20 houses allocated in MDDC Local Plan; linear and conspicuous development adjacent to National Park; detrimental effect on landscape and rural character; inadequate infrastructure to SWW water treatment plant; C50 a busy highway; existing traffic problems would be exacerbated; limited village amenities; school and doctors’ surgery already stretched; limited public transport; few employment opportunities and unacceptable burden on MDDC and Parish Council. Councillors urged residents to respond to Teignbridge DC’s survey themselves.

**7. Dates of Next Meetings (all at 7pm at Spalding Hall):** 13<sup>th</sup> September, 11<sup>th</sup> October, 8<sup>th</sup> November, 13<sup>th</sup> December, 10<sup>th</sup> January, 14<sup>th</sup> February, 14<sup>th</sup> March, 11<sup>th</sup> April

Signed ..... Dated .....