



**Minutes of the Planning & Highways' Committee Meeting
held in the Council Offices, Manor Offices, Holsworthy, on Wednesday 30th January 2019 at 5pm.**

Present: Cllr. Sanders, Cllr. Briggs, & Cllr. Shepherd,

In Attendance: Town Clerk (TC)

318. Apologies

Cllr. Hutchings
Assistant to the Town Clerk (ATTC)

319. Declaration of Interests

The Chairman asked Councillors to declare any interests on items on the Agenda as they arose.

320. Minutes of the Last Meeting

Cllr. Briggs proposed that the Minutes of the Planning and Highways Meeting held on the 3rd December 2018 be signed as a true and accurate record. Cllr. Sanders seconded the proposal which was carried. (Vote: 2 For, 0 Against, 1 Abstentions).

321. Matters Arising

There were none.

322. To Discuss and Recommend Decisions on the following Planning Applications and any others received Prior to the Meeting.

Applications

1/1345/2018/ FUL
3, Central Avenue Proposed conservatory
Holsworthy
EX22 6DB

Interest: None

Observations: The Committee discussed this at length, and particularly wanted to mention their concerns that this large Conservatory was already over half completed before this retrospective planning application was received by the District Council. The planning regulations clearly state that planning permission should not be granted in retrospect apart from exceptional circumstances.

There are also a number of concerns and questions as follows:

- Having been on site the building extends well beyond the original patio boundary despite the Agent claiming in the application that the footprint of the proposed conservatory is the same size as the former patio which it replaces. The Town Council requests that the TDC Planning Officer concerned visits the site to check this.
- One of the objectors to the application states that within the deeds for the property it requires that permission should be sought from the original builders before making any additions to the property – has this been clarified?
- Once the Conservatory has been built the two bedrooms at the front of the property have limited means for escape if a fire occurs and little means of ventilation. These rooms will get extremely hot as the new Conservatory is south west facing
- The Conservatory is SW facing so will become very hot and impossible to use in the summer.

- The size and placement of the Conservatory will mean that people from neighbouring properties when trying to drive out will not be able to see oncoming traffic properly as their view will be obscured.

Certificate of Lawful Use

1/007/2019/CPRE Certificate of Lawful Use for use of existing farm buildings as C3 Residential use.
 Cole Mills Stables
 Holsworthy
 EX22 6LX

Interest: None

Observations: None

323. To receive decisions from the District/County Council on previous applications.

Permissions

1/1200/2018/FUL
 3 West View Proposed Garage
 Holsworthy
 EX22 6HU

Permission received after the Agenda was sent to Cllrs.

1/1281/2018/FUL
 10 Oak Court Proposed new driveway and new access to dwelling.
 Holsworthy
 EX22 6JA

324. Refused/Withdrawn
 None received.

325. To discuss any Highway matters
 There was no progress on a meeting with DCC to discuss improved signage within Holsworthy. There seems to be several areas within Holsworthy that had problems with drains especially in the Fore Street, Square area. DCC Cllr. Parsons to be asked if there are drain renewal proposals for this area.

326. Town Clerks Report (for information only)
 Nothing to report.

327. Close
 Cllr Sanders closed the meeting at 5.16 pm

Signature **Date**