Colaton Raleigh Parish Council
Minutes of the Extraordinary Meeting of the Parish Council held in the Village Hall
at 3.30pm on Wednesday 6th June 2018

Draft Minutes – the minutes will be signed as an accurate record at the next Parish Council Meeting.

Present
Cllr. Simon Bramble (SB)
Cllr Chris Silverthorne (CS)
Cllr Janice Papworth (JP)
Cllr David Smith (DS)

In attendance
Clerk Susan Tyrrell
Cllr. Geoff Jung (EDDC)
Members of public – 2

18.vi.1
To receive Apologies and to approve reasons for absence

Cllr. Christopher Pound (CP)
Cllr. C. Wright (DDC)

18.vi.2
Declarations of Interest
None

18.vi.3
Public Participation
The Council heard comments from a member of the public concerning application no. 18/1124/FUL.

18.vi.4
Planning Matters
Application no. 18/1124/FUL
Location: Redundant Water Tower opposite Hawkerland Edge, Exmouth Road, Aylesbeare, EX5 2JS
Proposal: Change of use to holiday accommodation and construction of car port at base

Conclusion - The Parish Council have serious concerns over this application and cannot support it as currently submitted. Reasons for our objection are laid out below:

The planning application has been crafted in such a manner as to suggest that turning a metal water tank into a one bedroomed holiday let would be viable as a conversion of an existing rural building into a holiday let under strategy 7 of the ED Local Plan. Given that it is a full planning proposal we deem this to be a new build not a conversion and therefore reject it as a proposed rural conversion, not least because this is clearly not a rural building but obviously an industrial construction.

The proposed design is approximately the height of two and a half double decker buses. It is surrounded by established trees and indeed protrudes above the existing tree canopy. It appears that a considerable part of the building is to be made of glass making this somewhat of a ‘lighthouse’ when internal/external lighting is in use. Given that this is within 400m of a SSSI (and in an AONB) we feel it would need a professional assessment of impact on local fauna and flora. Also given its position on an unlit country road (B3180) it may well also be a significant distraction to motorists when suddenly confronted with a bright illumination at tree canopy height. Moreover, there is no other residential or holiday accommodation on this side of the road (Hawkerland Common) from Canterbury Green Farm through to the junction with the A3052, at the Halfway Cross Roads. This is habitat for the Dartford Warbler and migrating Nightjars that breed on the common from June onwards and is very much an undisturbed haven for nature. The proximity of this site to Hawkerland Common and the East Devon Pebblebed Heath has already resulted in the refusal of another planning application for a home extension because of the impact on wildlife, so to create a new dwelling where previously none had existed cannot be acceptable.
The proposer makes reference to occupiers using bus services 250m along the road. There are no footpaths or even grass verges for them to use. Traffic travels along this unrestricted narrow road with speeds up to 60 mph and numerous heavy goods vehicles use it daily as a route through to the A30 at Daisymount, making it extremely hazardous for pedestrians in daylight let alone at night.

It is extremely close to the very busy B3180 and the tower is sited just a few yards off the road, access to and from the site would not be without danger. Whilst we accept there has been access to the road previously we do feel that a more in-depth highways impact of new regular access for a holiday-let would be needed onto a road that often sees tailbacks to this position.

The author makes the point that the adjacent telecommunications tower, only metres away, is due to be decommissioned. It is our understanding that the 3rd party owners on whose land this tower stands are unaware of such a de-commissioning. We would ask that this aspect of the planning proposal is fully investigated since the telecommunications tower is within a few metres of the water tower.

There are many mature trees very close to the proposed construction and we understand these to be on 3rd party property. We feel that a full assessment of the impact on this flora should be undertaken prior to any permission for construction being permitted.

The plot is relatively small given that provision would be needed for a septic tank and associated soak away. We do not feel satisfactory consideration has been given to this factor.

Given that there appears to be only a single access to the property via an external staircase there is concern about possible escape routes in case of fire. We believe greater consideration should be given to this aspect of the proposal since this is a proposed holiday-let for people who are not permanent residents and would not be necessarily prepared for an evacuation in such a situation.

Whilst it may not be a direct planning issue there may be concerns about access for maintenance of the telecommunications tower.

For the above reasons Colaton Raleigh Parish Council feel that the application should be refused as currently proposed.

Application no. 18/1175/FUL
Location: Otter Farm, Church Road, Colaton Raleigh, EX10 0LW
Proposal: Demolish the existing concrete walls to the existing silage clamp, and rebuild new walls and lay a new floor, incorporating an extension to the clamp in the southwest corner of 14.0m x 9.15m, totaling 128sq.m.

Conclusion: No objection

18.vi.5
Co-option and Casual Vacancy
The Clerk advised that following the resignation of David Forward, a Casual Vacancy now existed. Notification will be made to the local Elections Officer at EDDC on the 8th of June, and the vacancy will be advertised on notice boards and the website.

18.vi.6
Date of Next Meeting
Monday 9th July 2018 - 7.30 pm at the Village Hall

Susan Tyrrell, Parish Clerk, can be contacted by telephone on 01395 568166 or by email at colatonraleighpc@gmail.com website colatonraleighparishcouncil.weebly.com