

EAST BUDLEIGH with BICTON PARISH COUNCIL

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**Minutes of the Planning Meeting,
held in the Church Hall on 5th December 2023 at 7.00 pm**

PRESENT:- Cllr. D. Wensley, Cllr. J. Tresidder, Cllr. J. Ferrers, Cllr. A. Canning & Cllr. L. Allan

APOLOGIES:- Cllr. J. Carter

ABSENT:- Cllr. H. Houston, & Cllor K. Moyle,

DECLARATIONS OF INTEREST:- There were none

PLANNING: The following Planning Application was considered, and the results recorded. See below:

Decisions made:

23/2406/FUL	Mr & Mrs Wastenage	Site Of Penny Park Kersbrook Lane Kersbrook EX9 7AD	Proposal to demolish existing dwelling and replace with 1no new dwelling, revised access and associated landscaping
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Despite being outside the BUAB and within the AONB, the replacement of the dilapidated building at Penny Park is generally supported by the Parish Council and the proposed materials for the new dwelling are deemed suitable. It is noted that a certificate of Lawfulness as a residential site has been obtained. The main Parish Council reservations are in terms of building scale and the entrance driveway.

The existing property is fully visible when approaching from the West along the B3178 from Knowle. In fact, the proposed property will be much more prominently visible in the landscape than the nearby Grade 2 listed Tidwell Manor. Due to its width scale and its surrounding topographical aspect, the proposed Penny Park would assume a much greater dominance within the AONB than Tidwell Manor, something that the Design and Access Statement sought to avoid. Local Plan Policy H6 states that the replacement dwelling should be located on, or adjacent to, the footprint of the existing dwelling. The existing dwelling footprint is c.90 sqm, whereas the proposed dwelling footprint is c. 342 sqm, nearly four times the size. Moreover, the width of the proposed building is c.43m wide fronting the road, making this a very imposing building by any standards. Policy H6 also states that the development should not harm the appearance and character of the landscape or the natural beauty of the AONB. The visible impact of the proposed building would be significantly increased from that of the existing property. General mitigation measures are that the dwelling would be some distance from other development, that there will be some vegetation screening (summer only) and that it is surrounded by agricultural land. None-the-less, the proposed development appears to be contrary to policy H6. The proposed dwelling scale and adverse impact on important rural landscape characteristics also contravene Local Plan policy D1 and Neighbourhood Plan policy B2.

A new access drive is proposed through an existing field to the North West. As it traverses a significant upward slope, it represents an additional incursion into the AONB vista. Hedging is proposed, but the mitigating screening effect of this is unknown

Recent Planning Decisions – These were shown to members.

There being no further business, the meeting closed at 7.50 pm