

EAST BUDLEIGH with BICTON PARISH COUNCIL

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Minutes of the Extraordinary Meeting held in the Church Hall on Thursday 12th August at 7.0 pm.

A Member of the Public spoke before the meeting about the planning application for 1 Vicarage Road.

PRESENT:- Cllr. D. Wensley, Cllr. J. Tresidder, Cllr. F. Ward, Cllr. H. Houston, Cllr. M. Smith & Cllr. J. Carter

APOLOGIES:- Cllr. Quant

DECLARATIONS OF INTEREST:- Councillor Carter declared a family connection with the residents of 1 Vicarage Road.

PLANNING: Councillor Wensley had provided notes on the applications prior to the meeting. The following Planning Applications were considered, and the results recorded. See below:

Decisions made:

21/1787/FUL: Hayes Brow. No objection.

21/1987/AGR: Tidwell Barton. Supported.

21/2087/FUL: 1 Vicarage Road. Objection on the following grounds:

It is incorrect to state in the application that the proposal would not be visible from any public space. In fact, the extension, within the East Budleigh conservation area, would be visible from Vicarage Rd, Yettington Rd, Wynards Rd / Wynards Close and glimpsed from the churchyard. Even the existing flat roof ground floor extension is visible, but clearly having nothing like the impact of a full pitched roof first floor extension. Moreover, at the corner of Vicarage Rd where the Sir Walter Raleigh statue is located, together with public seating, there is currently an open view between 1 Vicarage Rd and 46 High St towards a distant tree and skyline. This view from the public seating area would be obliterated by the proposed extension, which, in turn, would be highly visible. These glimpsed views within the conservation area were highly prized in the East Budleigh Conservation Area Appraisal report 2020, in particular Section 6, as they gave a context to the conservation area within its rural setting. The importance of spaces between buildings and glimpsed views are also highlighted in the conservation area heritage leaflet about to be circulated. The proposed 'modern' wall material, being highly visible as illustrated above, would be inappropriate within the conservation area and would not match the existing ground floor white render wall finish. The finish would also be inappropriate adjacent to the Grade 2 listed building 46 High St. See Neighbourhood Plan Policies B2 (b) (d) and (f) and B3 (a) and Community Action 27 (d) and (e) below.

The rather overbearing and imposing first floor extension on this modestly sized terraced property, with proposed fully projected pitched roof, may compromise the light available to the rear of neighbouring properties 46 High St and 2 Vicarage Rd. See Neighbourhood Plan Policies B2 (d) and B3 (a) (c) (d) (f) and Community Action 27 (i) below.

Both the Conservation Area Appraisal 2020 and the conservation area heritage leaflet about to be circulated, emphasise that all new development should be sympathetic and complementary to the special qualities of the area, particularly in terms of siting, scale, design, use of materials and the space between buildings". The proposed first floor extension would degrade the amenity and aesthetics as viewed from the Sir Walter Raleigh statue important public focal point within the conservation area and as such, the Parish Council objects to the application. See Neighbourhood Plan Policies B2 (a) (b) and B3 (a) (b) (d) (f) and Community Action 27 (a) (b) (c) below. Of particular significance is Policy B3 (f) which reinforces the need to restrict extensions to single storey where views from public space are significant and Community Action 27 (c) which reinforces the importance of gaps providing views.

Neighbourhood Plan Policy B2 – General Design Principles

a) Preservation and enhancement of the locally built, historic and natural environment.

b) Designed to take account of site characteristics, respecting and utilising the best qualities of local distinctiveness including layout, siting, scale, height, proportions and massing, orientation, architectural detailing, landscaping and materials.

d) No significant adverse impact on residential amenity for existing and future residents.

f) Natural traditional building materials and methods should be used for alterations and extensions to old buildings and preferably for new buildings.

Policy B3: Previously Developed Land

Within the Built-up Area Boundary, the development of previously developed land will be supported, subject to the following being taken into account:

a) Proposals should reflect the character of the surrounding area and protect the amenity of neighbours. It should reinforce the uniformity of the street by reflecting the scale, mass, height and form of its neighbours.

b) Proposals that would lead to over-development of a site or the appearance of cramming will be resisted. It should be demonstrated that development is of a similar density to properties in the immediate surrounding area.

c) New buildings should not adversely affect neighbouring properties by seriously reducing the amount of daylight available through windows or by having a significantly adverse impact in obstructing the path of direct sunlight to a once sunny garden or window.

d) Development must not unacceptably reduce the level of private amenity space provision for existing residential properties and there should be sufficient space between and around dwellings. New dwellings should be suitably positioned to ensure they do not have any significantly adverse overlooking, overshadowing or overbearing impact on important areas of private amenity of adjacent properties. Windows in principal elevations, above ground floor level, must not directly overlook the important areas of private amenity for adjoining dwellings.

f) Inappropriate 'back land' development will not be supported. In this respect proposed buildings should be single storey in height unless it can be demonstrated that higher buildings

would not unduly affect the amenity of existing dwellings nor appear visually discordant in views from public space.

Community Action 27

Where planning permission is required, the EBBPC will usually recommend permission for house extensions, where they meet the following criteria:

- a) The scale, height and form fit with the existing building and the character of the street scene.
- b) Spacing between buildings respects the character of the street scene.
- c) Gaps which provide views out of the village to surrounding countryside are maintained.
- d) Materials are sympathetic with the materials of the existing building.
- e) Natural traditional building materials and methods should be used for alterations and extensions to old buildings with existing locally distinctive old cob, stone and brick boundary walls and buildings, thatched and slate roofs being protected and conserved.
- i) The privacy, daylight, sunlight, and outlook of adjoining properties should not be adversely affected.

Recent Planning Decisions – the latest results were displayed for Councillors to see.

Consideration of Quotation for urgent hedge/tree trimming around the Lights for the Air Ambulance on the Recreation Ground – The quotation of £425.00 was accepted. The Clerk was asked to go ahead and instruct Devon Arborists to do the work.

Correspondence/Any Other Matters – There was a brief discussion about correspondence from a Parishioner about Notices around the Village. This will be on the Agenda for the meeting at the end of September.

Councillor Carter reported that the wet weather was causing stones and mud to spill onto the road near the Cricket Club, which could be a danger to traffic.

There being no further business, the meeting closed at 8.00 pm.