

DEAN PRIOR PARISH COUNCIL

Minutes of the Meeting Held on

Monday 4th September 2023 at 7.00 pm. in the Village Hall in Dean Prior

Present – Cllrs Bailey (Chair) Chew, Rutley, Smerdon and Thorn
Dist Cllr Pannell (left after Planning) and 3 members of the Public

PUBLIC PARTICIPATION - None

Full reports available from the Clerk - all reports circulated to Councillors in advance

SOUTH HAMS DISTRICT COUNCIL

SHDC working with SusSH

The Council is proud to support the work of Sustainable South Hams (SusSH) in fighting climate and nature change across the district. We've also released a video highlighting the burgeoning relationship we have with SusSH, available on YouTube and Facebook.

SusSH was formed last year to connect, support and inspire sustainability projects across the South Hams. The organisation shares vital knowledge with parishes and community groups to support on the ground climate action projects, so that meaningful and positive change happens faster.

DEVON COUNTY COUNCIL

Highways teams thanked for swift clear-up after storm

Storm Antoni left our Highways teams with an extensive clear-up operation over the weekend of 5 - 6 August.

Strong winds of up to 50mph kept teams busy with call outs to more than 50 incidents of trees or branches down which were either blocking, or partially blocking, roads.

Councillor Stuart Hughes, Cabinet Member for Highway Management, has thanked colleagues for their efforts to re-open roads as quickly as possible to keep Devon moving.

GUY PANSELL - DNPA. Planning Reform



The Government launched a consultation at the end of July, just as the school holidays were starting, on proposed changes to the Planning Regulations. These proposed changes, if implemented, could have a significant detrimental impact on the landscape and character of the National Park, Areas of Outstanding Beauty and our towns, and do little to alleviate the need for affordable housing. The proposed changes could also significantly limit the effectiveness of our Local Plans and their ability to positively manage development for the benefit of the protected landscape and its communities.

In summary the consultation proposes the following changes:

Commercial, business and service use (Class E) to dwellinghouses: This affects a range of high street uses such as shops, restaurants, offices, gyms and light industrial uses. It does not at present extend to National Parks, and is permitted subject to local assessment of noise impact, floor space limits, flood risk, and a 3 month vacancy period. Proposed changes include:

- Broadening to apply to article 2(3) land, including National Parks
- Currently up to 1,500m² can change use to up to 20 2-bed homes. The consultation proposes to increase this to 3,000m² or for there to be no limit
- Removing the existing requirement for a 3 month vacancy period

Hotels, boarding houses and guest houses (Class C1) to dwellinghouses: a new PDR; it is proposed the prior approval regime will allow for local consideration of the impact proposals would have on the local tourism economy and views on a floorspace limit are requested.

Commercial, business and service (Class E), betting office or pay day loan shop (Class M) to mixed use residential: an existing right which allows for change of use to mixed use with up to two flats. Proposed changes include:

- Broadening to apply to article 2(3) land, including National Parks
- Broadening to include other use classes, while retaining the ground floor business use
- Allowing for up to four dwellings and requiring they meet space standards

Agricultural buildings to dwellinghouses (Class Q): an existing right, with limitations and conditions including the type of agricultural buildings that can benefit, the size and maximum number of dwellings delivered, and the extent of works. The right allows a maximum of 865m² to change use, delivering four small homes of 100m² and one larger home of up to 465m². The right does not currently apply to National Parks. The consultation proposes:

- Broadening the PDR to apply to other article 2(3) land, including National Parks and AONBs
- Increasing the total amount of floorspace that can change use to 1,000m²
- Introducing a maximum floorspace limit of either 100m² or 150m², compliant with nationally described space standards
- Increasing the number of homes that can be delivered on an agricultural unit from 5 to 10
- Allowing the PDR to apply to buildings not on an agricultural unit
- Requiring eligible buildings to have suitable public highway access

Other rural buildings to dwellinghouses: the consultation asks what other rural buildings may be suitable for residential conversion, including equestrian and forestry buildings.

Agricultural Buildings to flexible commercial uses: an existing right, allows change of use of agricultural buildings to flexible commercial uses, including storage. Again this would be widened to include National Parks and AONBs...

Dartmoor National Park estimates that if these reforms go ahead it could result in an extra 5,000 homes within the Park, many of them in locations which are not environmentally sustainable. The Park Authority has agreed unanimously to oppose these plans.

ACTION : CLERK TO RESPOND TO CONSULTATION VIA MP

23/09/07 PLANNING BROUGHT FORWARD BY CHAIR

COUNCILLOR SMERDON DECLARED AN INTEREST AS A MEMBER OF DNPA
REMAINING IN THE ROOM TO LISTEN TO DEBATE - BUT TOOK NO PART IN DECISION
MAKING NOR OFFERED ANY OPINION

0364/23	Outline Planning Permission	Land At Timbers Road, Buckfastleigh, TQ11 0DR	Creation of circa 75 dwellings and associated infrastructure (with all matters reserved apart from access)
0363/23	Full Planning Permission	Land At Rocky Lane And Timbers Road Junction, Buckfastleigh, TQ11 0DH	Highway improvements to Timbers Road

Standing orders were suspended to allow members of the Public to comment
Matters of concern included drainage , Highway safety and ecology - especially with regard to bats
Standing orders were reinstated

The comments from neighbouring Buckfastleigh Town Council were **NOTED**

The objections lodged to date were **NOTED**

The Clerk advised that she had contacted the case Officer for an extension until 6/9/23 adding that it may be that a definitive response might be considered at the October meeting when various questions had been answered and clarification received on matters of uncertainty

The following concerns were **NOTED**

- a) Ecology - confirmation that the applicant would be able to supply sufficient reassurance regarding Bats - in view of comments made in objections online
- b) Transport - the bus information was collated prior to a reduction / alteration in services from 1/9/23
- c) The potential substantial increase in traffic through Dean from vehicles exiting the Exeter bound A38 slip road en route to the development
- d) The potential problems/congestion in the Fairy Lane area in vehicles accessing Buckfastleigh Town using the most direct route bearing in mind the narrow lanes / parked cars and associated dangers for pedestrians / dog walkers and horse riders
- e) The drainage issues with run off entering Deanburn and also the run off from hard surfaces inc roadways collecting on the Plymouth Road exacerbating an existing problem . In times of heavy rainfall , flash flooding affecting the existing properties in Timbers Road
- f) The additional Highway safety issues for existing Timbers Lane residents following road widening and subsequent increase in speed of users together with the lack of protection from a pavement for existing residents
- g) Lack of on site play areas for children and young people
- h) Loss of agricultural land
- i) worries over bank stability at times of increased rainfall and associated run off with increases of silt affecting gullies
- j) the tree survey and TPO checks appear to have been made on the assumption the site falls in Teignbridge
- k) The 'housing needs survey' appears to be using out of date information
- l) The possible disruption to existing residents both during construction and afterwards and the effect on air quality .
- m) Concerns of the ability of the sewerage system to cope with the new dwellings and at time of adverse weather the effect on rivers and water courses due to the possibility of untreated sewage being discharged into the storm drains

The following points were **NOTED**

That the infrastructure of Buckfastleigh would be greater affected than Dean Prior
That at present the administration / allocation of open space 106 monies / housing allocation / precept collection would be under South Hams for the benefit of Dean Prior
That any Boundary change would have to come from Government level and may take some years

23/09/01 Apologies for absence -

23/09/02 Approval of Minutes

To consider , amend as agreed by the Council (if required) & approve the Minutes of the Parish Council meeting held on 3rd July 2023 - **APPROVED**

23/09/03 Declarations of Interest. Cllr Smerdon - Planning - as DNPA member
Dispensation requests - None

23/09/04- Parish Council admin - Nothing

23/09/05- Emergency Planning for the Parish

It was **AGREED** that the Clerk research various PC plans for use as a starting point

23/09/06 Clerks Report - Nothing

23/09/08— Finance

a) **Approval of cheque APPROVED**

KAREN GILBERT EXPENSES 2 months £93.25

The bank reconciliation to 31/8/23 was **NOTED**

23/09/09 Highway matters

Cllr Smerdon brought to the Council's attention concerns over the signage to Pennywell .
The incoming visitors would benefit from a different sign location (currently at
Smallcombe Cross) placed higher above the hedge to avoid damage from hedging
contractors etc

In addition , the signage leading visitors back to the A38 - Plymouth bound uses a route
via the Church where the run-in to the A38 is difficult . It was also considered that signage
to "NOT FOLLOW SATNAVS" might be useful on this narrow lane

ACTION ; CLERK TO CONTACT HIGHWAYS - CLLR SMERDON TO LEAD

SLIP ROAD A38 to DEAN

Highways had replaced the road closed signs and forwarded the proposal below for its
future management

*The proposal would be to downgrade the majority of the lane to a maintenance category
11 leaving the top as a 10 due to the single property (this would mean this section would
still be inspected at the current annual frequency). A maintenance category 10 in rural
areas is described as a local road serving a single property and a maintenance category
11 is a rural road serving fields or duplicating other routes.*

*Down grading the remainder of the lane needs to be done to allow us to sign it as
unsuitable for motor vehicles. A prohibition of motor vehicles restriction with access
requires a Traffic Regulation Order which is a lengthy process taking on occasions a year
or so to complete, and may not be given a high priority against other types of orders.*

AGREED UNANIMOUSLY

Timber extraction - Dean Wood - starting 27th October 2023 - NOTED

23/09/10 - Correspondence - correspondence had been emailed during the month.

23/09/11 Councillors business for next agenda. Emergency planning / Timbers Lane
planning application

23/09/12 Date/time of next meeting 2nd October 2023

There being no further business the meeting was closed at 8.45pm

