

**Minutes of Georgeham Parish Council Meeting held on Wednesday 1 May 2024
in Georgeham Village Hall at 6pm.**

<p>Chaired by: Councillor M Beaumont</p>	<p>Clerked by: Sue Keane</p>
<p>Present: Councillors</p> <p>M Beaumont Dr E Williams N Zarza J Young R Hare S Maddocks T Luxton J Collins</p>	<p>Agenda: - Representations from the public Apologies Declarations of Interest Planning Date and time of next meeting</p>
	<p>A warm welcome to two new Councillors, Tina Luxton and Jim Collins</p>
<p>16</p>	<p>Representations from the public regarding planning application 78501 Representations were heard from three members of the public. Councillor Beaumont read out two further statements provided by members of the public in advance. All were in favour of refusal of planning permission.</p> <p>The Applicant also spoke in support of their application.</p> <p>The comments made by public representations covered the following areas; Concerns about setting a precedence in a rural area within AONB and outside the development area. Anyone looking for local housing could present the argument that they had a special need. They have not proved that they are a special need. The changes to the new application are cosmetic only and don't change the reasons why the first application was refused. Safety concerns regarding access. The housing market has become more favourable now and there are more affordable houses in the area.</p> <p>The applicant made the following points in their comments; They have been looking for housing but it is unaffordable. Although prices have dropped a little the interest rates for borrowing have increased so there is no gain. As a local school teacher doing a valuable job with land that was gifted they could live locally. And feel they have a special need. The current housing crisis has impacted on the local school teachers and pupils. The revised plans have a lower roof and are a low carbon build. The Neighbourhood Plan should support people who work in the area to live in the area. They understand concerns about setting a precedent but it would be an S106 conditioned build.</p>
<p>17</p>	<p>Apologies. Councillor Cox was unable to attend and sent their apologies.</p>
<p>18</p>	<p>Declarations of Interest.</p>
<p>19</p>	<p>Planning.</p> <p>Please note that Councillor Maddocks did not take part in the debate or the subsequent vote for this application. He was there purely to listen to the representations.</p>

	<p>To consider the following Application:</p>	
<p>16.1</p>	<p>All councillors appreciated the concerns expressed by neighbours that to approve the replacement of equestrian buildings outside the development boundary with a dwelling may set a precedent for future similar development of other equestrian related buildings in this area of the Parish, of which there are quite a few.</p> <p>It appeared to the Parish Council that there were two main issues as had been identified in the appeal decision for the previous planning application by the applicant to put a dwelling in this field (APP/X1118/W/22/3304360):</p> <ol style="list-style-type: none"> 1. Impact on the Protected Landscape (character and appearance) 2. The suitability of the location. The proposed development is outside of the development boundary in a location which does not clearly fit into the provisions of the Development Plan. <p>There were differences of opinion on whether the plans for a dwelling in this new application: with its reduced mass, height, scale and orientation, limited to essentially the footprint area of the existing equestrian buildings only, minimised the impact of the new dwelling on the landscape, sufficiently. There were discussions on whether conditions regarding landscaping, Bat Conservation Trust recommended lighting and removal of Permitted Development rights could adequately address concerns so that on balance the benefits of a key worker/local needs person, with close family in the Parish, being able to afford a home (self build) and be closer to her job and elderly family outweighed harm to the AONB. The location was on a track that has 6 dwellings on the north side of the track and one residential property on the south side (at the entrance to the track) and was close to the residential nucleus of Darracott. It was argued that there were unique aspects to the application that had the potential to distinguish it from any future similar applications.</p> <p>The National Planning Policy Framework 2023 was discussed with regard to its introduction of policies with a focus on self builds which do not appear to be specifically covered in the existing Local Plan and which also incorporate enhanced protection policies for the AONB.</p> <p>There were differences in opinion on where the balance of policies and their application should lie.</p> <p>Councillor Young proposed to recommend approval subject to conditions and stressing the unique elements of the application. Seconded by Councillor Luxton. 3 voted to approve</p> <p>Councillor Zarza proposed to recommend refusal of the application, seconded by Councillor Hare. 4 voted to refuse.</p> <p>Motion carried to recommend refusal.</p> <p>A detailed response was sent to North Devon Planning Department</p>	
<p>226</p>	<p>Date of next meeting: Thursday 30th May 2024 in Georgeham Village Hall at 6pm. The meeting ended at 6.45pm.</p>	
<p>Summary of Decisions:</p> <ul style="list-style-type: none"> ➤ Planning 		
<p><i>These Minutes are agreed by those present as being a true record.</i></p>		

Signed:
Chair of Georgeham Parish Council.

Date: