

**Minutes of the Extraordinary Meeting of the Chagford Parish Council
held at Endecott House on Wednesday, 27th April 2011 commencing at 7.30pm.**

Present: Cllrs Bleakman (Chairman); Davies; Mrs Haxton; Mrs Hill; Jeffreys; Mrs Milton; Parrott; Sampson and 1 Member of the Public.

Apologies for absence were received from Cllrs Coombe; Geering; Perryman & Ms Thorn

In attendance: the Clerk Mrs Stone

422 DECLARATION OF INTERESTS

- a) Cllr Mrs Haxton declared an interest in Min 423a
- b) Cllr Sampson declared an interest in Mins 423c and d.

GROUP/REPRESENTATIVES REPORTS

PLANNING MANAGEMENT

423 Development Control Matters

Cllr Bleakman reported the recommendations of the planning inspection group meeting held on 20th April 2011 and attended by Cllrs Bleakman (Chairman); Davies; Jeffreys & Mrs Milton.

Cllr Mrs Haxton declared an interest in the following item and left the building

- a) **0153/11 Corndon Cottage, Chagford – Retrospective Application**

Resolved: The Council is supportive of this application.

- b) **0154/11 Corndon Cottage, Chagford – Retrospective Application – Listed Building Consent**

Proposed retrospective permission to change the use of upper floor on shippon to bedroom, open up doorway between shippon and main house, installation of flooring in shippon and treatment of shippon ceiling. Variation of condition (e) attached to planning permission **0416/09** to amend colour of external joinery.

Resolved: The Council is supportive of the principles of the proposed changes, which it considers satisfy the requirements of retained Policy BL6. The Council is unable to comment on the specific refurbishment proposals regarding the floor and ceiling.

Cllr Mrs Haxton returned to the meeting.

Cllr Sampson declared an interest in the following 2 items and left the building.

- c) **0164/11 Three Crowns Hotel, Chagford**

Demolition of modern extensions; creation of new courtyard and extensions to rear; alterations to staff accommodation and associated internal alterations.

Resolved: The Council is very supportive of the proposed development, which it believes will create a hotel premise of a very high standard whilst maintaining the historic fabric of this important Chagford landmark. As such, the Council is satisfied that the application satisfies the appropriate elements of DNPA Policies COR 3, COR 4, BL4 & BL6.

In reaching this decision the Council identified three elements of the proposed drawings where the applicant's intentions are unclear. The Council logic in reaching its decision is defined for each item in the following paragraphs. Should these assumptions be incorrect the Council requests that it is given the opportunity to comment on the corrected data before a final decision is made by the DNPA.

- 1 Kitchen extraction and hotel ventilation schemes.

The Council noted that the current drawings do not include specific details of the proposed kitchen extraction & hotel ventilation schemes. The Council has assumed that there will be no inlet or extraction flues associated with these facilities that penetrate the roofs of the hotel. It has also assumed that the DNPA will ensure that

the proposed solution does not cause a loss of amenity (noise and smell) to immediate neighbours.

- II Wing on the southern end of the hotel comprising of accessible bedrooms and managers quarters above.

Drawing Reference 220, proposed elevations, shows that the height of this section of the building remains at the same height as the existing building, Reference Drawing 012 (approximately 5m above ground level). However, reference to the cross section of the first floor of this building as shown on drawing 013 (south-west elevation); the headroom in the first floor is 2.2m (7¼ ft) in the very centre of the room and there is only 1.6m (5¼ ft) of the width of the room where a 6ft person could stand upright. Drawing 311 shows the entrance corridor to the Manager's quarters to be some 2m from the centre of the room. The roof height at this point is only 1.1m (just over 3½ ft). This does not appear to be very practical. The Council has taken the proposed drawings to be accurate but for the reasons described above is concerned that in practice the applicant will require that this section of the building be increased in height. The Council would have serious concerns if this were to be the case and wish that this matter is determined before any approvals are given.

- III South-east elevation details

The Council also noted that there is a discrepancy between the proposed south-east elevation drawing Reference 220 and the first floor plan drawing Reference 311. The latter shows a window in bedroom 21 that is not shown on the elevation drawing. In making its decision the Council considered the proposed elevation to include a window in this location of no greater size than that exists in the existing first floor bedroom above the function room.,

d) 0165/11 Three Crowns Hotel, Chagford – Listed Building Consent

Demolition of modern extensions; creation of new courtyard and extensions to rear; alterations to staff accommodation and associated internal alterations.

Resolved: The Council is very supportive of the principles of the Application. It is of the opinion that as most of the refurbishments of the historically older sections of the property were covered by Applications Ref: 0170/10 & 0554/10, the details of these Applications are of an appropriate and necessary nature and satisfy conditions of DNPA Policies BL4, 5 and 6. In making this decision, the Council is unable to comment on the specifics associated with the creation of new openings and closing of existing openings within the historic fabric.

Cllr Sampson returned to the meeting.

e) 0162/11 Proper Job Ltd, Crannafords Industrial Estate, Chagford

Proposed installation of 18 portacabins (14 retrospective and 4 proposed).

Group Deliberation

The Group identified discrepancies between the proposed elevation drawings and the existing portacabins. It was therefore concerned about the accuracy of the drawings and has, through the Clerk, asked for confirmation from the Applicant regarding the accuracy of the proposed drawings. The DNPA Case Officer has accepted that this is a reasonable request and advised that the Council's period for comment is extended until 31st May 2011.

This application will, therefore, be taken by the new Council following receipt of the requested data.

424 ENVIRONMENT MATTERS

Jubilee Park Field

A letter has been received from Mr R. Stokes requesting permission for the delivery of a garden shed via the top gate of the playing field across to his garden hedge. A number of questions arose concerning the size and weight of the vehicle requiring access; the size of the intended garden shed; the point at which the building will cross the leat and adjoining hedge.

Resolved: The Clerk to write to Mr Stokes requesting more information before reaching a decision.

425 CORRESPONDENCE RECEIVED

Western Power Distribution – Stakeholder Workshop

Invitation extended for attendance at Stakeholder Workshop to be held at the Exeter Rugby Club on Tuesday, 17th May 2011 from 10am to 1pm to be followed by lunch.

Resolved: The Clerk to write to Western Power to reserve 1 place for a representative, to be named after the forthcoming election.

The Chairman closed the last meeting of the existing Council by expressing his appreciation of the co-operation he had received during his term of office and offered his best wishes for the future to retiring members.

The Vice-Chairman thanked the Clerk for nurturing the Council during very changing times.

The Meeting Closed at 8.02pm

Confirmation of the Minutes

Dated.....

Signed.....