

**Minutes of the Extraordinary Meeting held in Endecott House on
Monday January 27th 2014 commencing at 19.30hrs.**

Masterplan

Prior to the formal meeting there was a presentation of the proposed Masterplan, by the developers of the Land between Lower Street and Westcott Lane. David Lohfink and Andrew Pollentine were representing CG FRY & Sons, Nick Yeo was present on behalf of Blue Cedar, Stephen Belli and Dan Janota were present on behalf of the Dartmoor National Park Authority.

The plan provided an aerial view detailing the car park, the road through the site, the distribution of houses in cul de sacs with a courtyard appearance, plus the inclusion of public toilets and some work units.

Questions from the floor were taken, which added clarity to the concept of the plan.

The car park will be a public car park with seventy spaces which will be landscaped, and probably edged with the work units. All the dwellings will have garages, linhays or spaces allocated, behind their property within the cul de sac.

There will probably be fifteen houses in the Blue Cedar complex for the over fifty –fives. These houses will have parking spaces and/or car sheds. The complex will join the road running through the site but initially may increase the traffic in Bretteville Close while the main site comes on line.

The remainder of the housing will be a mix of one bedroom to four bedroom dwellings, some affordable to rent, and the rest open market housing. There is a wish that some of the houses to buy could be considered to be affordable, maybe with some form of restriction in perpetuity.

The fire station; the green space and the boundary hedge are all work in progress.

There is a natural concern about the link with the main road into Chagford particularly opposite the school. This, alongside coach/bus parking, is work in progress.

There are concerns from the residents of Bretteville, but with the Topography and suitable landscaping the car park should be preferable to a roof line along the adjoining hedgerow.

There were approximately sixty persons present and it was their wish that the Masterplan should be presented at the Parish Council Meeting.

The persons present were informed that in due course there will be a formal planning application, and this will be available for consultation. The building work is not expected to commence until, at the least, the Summer of 2015.

There followed an Extraordinary Meeting of the Parish Council

Present: Cllrs Cllrs: Bleakman, d'Archsmith, Mrs Haxton, Mrs Hill (Chairman) Parrott, Sampson, Shears, Stead, Thorn and Williams. Plus one member of the general public.

Apologies for absence were received from Cllrs Coombe and Lloyd Hill

DECLARATION OF INTEREST:

332 Mr J.Shears declared an interest in Min 334.

MATTERS ARISING

- 333 MASTERPLAN FOR THE LAND BETWEEN LOWER STREET AND WESTCOTT LANE.** Following the above presentation by the developers, the Parish Council has been asked by the DNPA to endorse the Masterplan, in order that the plan may be presented to the Dartmoor National Park Authority for ratification.
- Resolved:** The Parish Council acknowledged that as many of their serious concerns have been addressed, it is considered that the plan is fit for purpose and should be endorsed. Any other problems that are identified can be considered when there is a formal planning application.

PLANNING CONTROL MATTERS

Cllr: Shears left the room at this point.

- 334 0016/14: Creation of a Passing Bay for a cattle grid and associated works at Stiniel Cross, Chagford.**

Following the recommendation of the planning inspection group it was

Resolved: To support the application.

Cllr Shears returned to the Meeting

- 335 Refusal of planning permission.**

0615/13 Meldon View, Lower Corndon, Chagford.

Conversion and extension of redundant engine shed to provide utility room, cloakroom, and dining room: demolition of existing garage/store and erection of carport/store and demolition of chimney and erection of flue. The proposed extension of this dwelling house which has a certificate of lawful use and not full planning permission, would be contrary to policy DMD24(a) and would be harmful to the significance of the curtilage of the listed building. **Noted:**

- 336 Grant of conditional planning permission**

0427/12: Stinhall Farm, Chagford.

Annexe to provide ancillary accommodation to the main dwelling. The development hereby permitted shall not be used or occupied other than for purposes ancillary and subservient to the residential use of the existing dwelling and shall not at any time be used, let or sold as a separate unit of accommodation. **Noted:**

FINANCIAL MATTERS

- 337 The Precept 2014/2015:**

The Council considered the projected budget for 2014/15 and are mindful that there is no room to manoeuvre, and no plan to set money aside for the capital account.

Resolved: The precept for the year 2014/15 should be set at £35,000. This will indicate that a Band D property will pay £46.96 per annum.

CORRESPONDENCE RECEIVED

338 Swimming Pool. A letter was received from the swimming pool explaining that in recent extreme weather the surface of the car park had been badly damaged and is in need of restoration. The Highways Officer suggested that as the car park is a natural run-off, that it could be repaired with planings. In order to do this he requires a letter of support from the Parish Council.

Resolved: To support the request for planings provided that this is acceptable to the Environment Agency.

339 Accounts for Payment

£

The following account was approved for payment

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| 003829 | Tavistock Newspapers for the advert for a Clerk. | 85.14 |
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The Meeting Closed at 21.25

Confirmation of the Minutes

Dated.....

Signed.....