

**Minutes of the Planning meeting of Colebrooke Parish Council held on Wednesday 27<sup>th</sup> April, 7.30pm in the Village Hall.**

**Present** – Cllr. Graham; Cllr. Smith; Cllr. Charlton-Anne; Cllr. Hodder; Cllr. Clarke; Penny Clapham (Clerk)  
6 members of the public.

- 1. Apologies for absence:** Cllr. Enderson.
- 2. Declarations of Interest:** In accordance with the Code of Conduct, members are required to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have, in items to be considered at this meeting. Members are also reminded that any change to their Declarations of Interests must be notified to the Monitoring Officer at Mid Devon District Council within 28 days of the change. Cllr. Hodder for agenda item 4iii. (close neighbour)
- 3. Public Discussion:** An opportunity for members of the public to make representations, answer questions and give evidence in respect of any item of business on the agenda, or any matter of interest to the parish. The period of time designated for public participation shall not exceed 10 minutes.

Reminder that members of the public are not allowed to raise issues when the Council is in committee.

**4. PLANNING** – Mid Devon District Council have asked for comments from the parish council on the following planning applications;-

- i. 22/00664/FULL Installation of 28 ground mounted solar panels, land at NGR 275352 99247 (Prestons) Colebrooke  
Parishioner spoke about the benefits of the solar system, which could supply half to two-thirds of his electricity usage. This would not be seen from the road.  
SUPPORTED
- ii. 22/00692/FULL Erection of an agricultural storage building, land and buildings opposite Bellingate, Colebrooke.  
Parishioner commented favourably on this application. Cllr. Hodder asked about the size of the proposed shed – the shed will be dug in to reduce the effect of size.  
Further questions and answers ensued.  
SUPPORTED with biodiversity enhancement, landscaping mitigation as close to the conservation area, timber cladding to the north and east faces of the barn.
- iii. 22/00499/FULL Erection of dwelling and associated works, Land and buildings north of Easterbrook Farm, Penstone.  
Parishioner as an immediate neighbour opposing this application commented to Council.  
Cllr. Graham read an email sent by the applicant.

Neutral view

However the Parish Council has the following comments to make.

The scale of the proposed building and land alterations is out of keeping with the other homes and buildings in the hamlet of Penstone.

The Parish Council wishes to protect the valley of Penstone and has concerns about the impact of the proposed property and its associated solar panels, which are considerably higher than the dwelling. It is not clear from the supplied drawings whether the new property will overlook and dominate other dwellings in Penstone. Given the size of its frontage, its appearance from

other areas within the parish, particularly Colebrooke, could significantly change the character of the valley in which Penstone resides.

Strongly recommend a site visit is undertaken by planners when the site has been pegged out.

Council request that this application is called in to Committee.

Meeting closed at 8.31pm

Signed.....

Date.....