

Minutes of the Planning Meeting of Colebrooke Parish Council held on Thursday 9th June 2022, 5.45pm in the Village Hall.

Present – Cllr. Graham (Chairman); Cllr. Smith; Cllr. Johnstone; Cllr. Hodder; Cllr. Clarke; Cllr. Wallace.

1. Apologies for absence:

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.

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. 22/00921/HOUSE + LBC Erection of a single storey extension, Redlands, Penstone
Supported

Following a site visit and meeting the applicant, the Parish Council strongly support this application. As it stands, Redlands is a small cottage unsuitable for a modern family, lacking bedrooms and living space. Should this application be refused, then unless the family take this to appeal, they may well move elsewhere to a more sympathetic home. As it stands, the house could then pass to either a second home owner or no-longer economically active singleton or couple given its unsuitability as a family home.

Planning permission has been granted for a much larger extension, designed by an architect recommended by the then Conservation Officer but which, after costing, proved to be unaffordable. The revised design is smaller and more in keeping with the surroundings. It largely restores the original footprint of the house. It is supported by neighbours in the hamlet. The Parish Council has noted the inconsistent advice reported to have been provided to the applicant by different Conservation Officers.

- ii. 22/00845/FULL Erection of store with staff accommodation above, New Inn, Coleford.
Supported.

Following a site visit and meeting with the applicant, the Parish Council strongly supports this application.

The New Inn is an important community asset being the only public house in Colebrooke Parish. The issues relating to staff recruitment facing rural hospitality venues are well known and the New Inn is no exception. The cost and lack of suitable local accommodation for staff, the distance from the nearest town, and the lack of public transport have posed a problem since before the pandemic and the inability to recruit and retain staff could become an existential matter for the New Inn as a going concern.

The proposed storeroom and accommodation will be sympathetically sited and well shielded from view by trees on all sides. Neighbours have been consulted and none has objections.