

HARBERTON PARISH COUNCIL

DRAFT minutes of the extraordinary general meeting (site) of Harberton Parish Council at 1:00pm on Saturday 16th November 2019 on land adjacent to the Old Mill, Woodland Road, Harbertonford

Present: Cllr Beamish, Davidson, Phillips, Mc Donnell, Waite.

Apologies: Cllr J.Hockings, Williams

Not in attendance: Cllr Bowley, Camp, Janes

Minutes: Cllr Davidson

Member of the public: 1

Public Session:

A member of the public spoke about the application before leaving. The meeting then commenced.

Agenda

1. **Apologies** were received as above.
2. **To declare any interests (nature and scope) on items on the agenda.** Prior to the meeting Cllr Bowley had declared an interest as neighbour to the planning site and therefore would not participate in the Parish Council's considerations or vote on its resolution.
3. **Consider recommendations to the Planning Authority on the following application:**

[2499/18/FUL](#) READVERTISEMENT (revised plans received) Demolition of existing barn structure and erection of 4 new residential dwellings with associated landscaping (Re submission of 2564/17/FUL)

At Land Adj. To The Old Mill, Woodland Road, Harbertonford

Discussions took place which involved the following:

Missing plans not available regarding the rights of way and boundaries and measurements are not defined. Is also alleged that the recent developments of the Mill have been promised access along the back of the site for garden bins - not shown on plans presented. Concerns regarding the contamination of the site - believe there may be blue as well as white asbestos, unsure what was tested. Whether it would be more appropriate to develop within the existing building footprint, particularly on the elevation closest to the cottages and where the problems lie with access and parking.

Many outstanding issues not yet resolved or actioned regarding the previous build which raise serious concerns and include the following; 'fire escape' drainage, safety, existing car parking structure and previous issues with the removal of the asbestos on site. Please see attached photographs to illustrate.

It was RESOLVED to STRONGLY OBJECT to the application on the following grounds:

- site is over developed - there are too many houses on the site
- vehicle access and parking - too tight a space to use garages shown, or park and no turning circle and no visitor parking
- Un-neighbourly - infringes existing rights for access and to park for existing properties
- Conservation area and unsympathetic to listed mill adjacent, not in keeping with local vernacular

The Parish Council also wish to make the following comments:

- The presented plans are vague without information and detail regarding the dimensions which raise serious concerns as to the viability of the garages and parking shown on the site. There are issues outstanding regarding the ownership, rights and site boundaries. Flooding and run-off of water has already caused damage to neighbouring properties and has yet to be resolved.

- The council believe the footprint is too large and needs to be reduced by 25% on the end next to the existing cottages. This would resolve the parking and access issues and allow for better mitigation for flood run-off and neighbourliness. The site plan is the same as the withdrawn plans that the parish council had commented on previously.
- The Parish Council would respectfully request that this should be brought to development planning committee for review and comment.

If any permission is granted on the site in future

- suitable planning conditions in place to ensure privacy
- specialist contractors appointed for the decontamination and asbestos removal
- and is professionally supervised at every stage
- flood and drainage plans to ensure no run-off or flooding is caused to neighbouring properties and to mitigate existing problems within the area

The Parish Council would also like it noted that it is an industrial building and not a barn.