

## HARBERTON PARISH COUNCIL

Minutes of the extraordinary general meeting (planning) of Harberton Parish Council held at 7:30pm on Tuesday 15<sup>th</sup> August 2023 at the Harberton bus shelter.

Present: Cllrs Bowley, Camp, Davies, Hambly, Palmer, Williams

Apologies: Cllr Beamish, Morris, Paine

Not in attendance: *None*

Public: 20

Clerk: Ms Radford

### **Public session:**

20 Members of the Public (MoPs) were in attendance and several wished to speak with regard to the application under consideration on agenda item 3.1. The Chair of the Parish Council gave MoPs information about how the public session of the Parish Council is run and that MoPs can not participate in the meeting of the Parish Council once it is convened after the public session is closed. The Chair informed MoPs that Parish Councillors are required to attend meetings of the Parish Council with an open mind to enable them to listen to all representations made without bias before then voting on a recommendation that will be made to the planning authority.

- Several MoPs commented that they had registered their objection to the proposal through writing to the Planning Authority.
- General comments were made throughout with regard to retaining the character of the village in balance with enabling sensitive change.
- A MoP commented in support of the letters of objection as published on the South Hams Planning Portal, commenting that their objection to the development is based on the technical dimensions of the proposed development, and the impact of the proposed building will have on St Andrew's Cottages and St Clement's Terrace. It was commented that the proposed development was not in line with the Joint Local Plan as the plans propose development that would be an infringement of the minimum distances between existing and proposed buildings.
- A comment was made that it was the volume of the development that was particularly intrusive.
- Residents of St Clement's Terrace referred to the additional storey as proposed being over dominant, overbearing and would contribute to overshadowing loss of light. Residents had undertaken modelling of the impact of the development to loss of sunlight in gardens and light in main rooms of the terrace. An artist's impression had been shared with councillors in advance and circulated at the meeting to highlight the impact to properties.
- Several MoPs commented on the aesthetics of the proposed design. It was commented that the proposed development was unsympathetic to the existing building and unsympathetic to the character of the village, particularly in Harberton's conservation area. Cause for concern regarding the aesthetics of the design was the proposed cladding, considered not in keeping with the village vernacular (slate, lead, stone and whitewash being predominant building materials) and the box-like shape, described as a 'shed' or 'shipping container'.
- An MoP commented that when undertaking their own conversion in the centre of the village they had been challenged by the conservation officer to do something architecturally significant with their property, and therefore took issue with the designs as submitted for Wesley House as not being architecturally significant.
- MoPs took issue with the quality of the Heritage Statement submitted with the planning application, objecting to some of the contents and proposing that findings were flawed. It was commented that whilst the former Wesleyan Chapel is not a listed building, it is still a building of historical importance to the village and within the conservation area.
- Several MoPs commented that the garage and sunroom added to the property in the 1970's were not in keeping with the property, but this should not be used as justification for replacing those earlier additions with something 'worse'.
- It was noted that improvements could be made to the existing sunroom and garage without the additional storey.
- It was commented that the loss of the garage would be a loss of a parking space in a village that already struggles with parking provision. It was commented that the previous owner had regularly used the garage as offroad parking for their vehicle.
- The applicant made representations in support of plans, commenting that the intention is to make improvements to the building, making it warmer, drier and create some additional space on the second floor. The application drew attention to the improvements that the plans would made in replacing plastic/UPVC rainwater goods and windows with alternate materials more in keeping

with the existing building and that wooden cladding of the development would be more sympathetic to the building than the UPVC cladding of the current sunroom. Plans have been drafted by architects and the Heritage Statement was drafted by a professional firm as required by the planning process and specifically commented that the building would not have a detrimental effect on the listed building in close proximity. In response to comments about volume, the applicant noted that the current plans do not take the extension to the ridge of the property, and that cladding options could be considered. The applicant had hoped that residents would speak to him directly to raise any issues.

- It was confirmed when asked that the applicant had not sought any advice from the Planning Authority as part of the pre-planning process.

The public session was closed at 8pm following which cllrs took the opportunity to view the property from the road before continuing discussion.

## Agenda

1. **Apologies** Were received as above. Reasons for apologies were sanctioned.
2. **To declare any interests (nature and scope) on items on the agenda.** No interests were declared on items on the agenda.
3. **Consider recommendations to the Planning Authority on the following applications:**

- 3.1. [0467/23/HHO](#) Householder application for erection of first floor extension over existing sun room & garage at Wesley House, Harberton

Cllrs were given the opportunity to comment in turn in which comments were made with regard to size and scale of the development, impact of the development on loss of light and amenity for neighbours, possible alternative options for single storey development or building development at proposed scale but further from neighbours, aesthetics of the design and interest in what the South Hams Heritage Officer's view will be of the Heritage Statement as written.

**It was RESOLVED** to adjourn the meeting to enable the applicant to answer some direct questions. The applicant responded to comment that they had chosen Harberton as a village as being well located within the South Hams. In response to a direct question about design they were aware of the increase in slatted timber clad buildings in villages and towns throughout the South Hams, perhaps not in the same closeknit communities as found in Harberton but had believed this design would be in keeping with the local area.

**It was RESOLVED** to reconvene the meeting.

After discussion **it was RESOLVED** to OBJECT to the planning application on grounds of the loss of light and amenity to other properties.

**It was RESOLVED** to make a further comment that the objection is made due to the size and scale of the proposed development. The Parish Council would be more open to a more sympathetic design that is less overpowering/over-dominant and overshadowing of the neighbours.

- 3.2. [2057/23/LBC](#) Listed Building Consent for replacement conservatory, plaster/cornice repairs, roof renewal & reinstatement of water damaged window shutters/architrave at Dundridge House, Harberton

**It was RESOLVED** to SUPPORT the application.

- 3.3. [2113/23/OPA](#) Outline application for all matters reserved for the erection of 1 no4 bedroom detached house at Brock Hill House, Harbertonford

**It was RESOLVED** to make NO OBJECTION to the outline planning application, however the Parish Council suggests that the applicant look at the Housing Needs Assessment as drafted to support development of the Neighbourhood Plan so that development proposed could better meet local housing need.

The meeting was closed at 20:30.