

Horrabridge Parish Council

Minutes of the Planning Committee who met on Tuesday 25th July 2023, at 7:30pm in the Village Hall.

Present: Councillors Edmondson, Glinn, Lear, Farrar and Roche (Chairman).

0259/23 ‘Replacement roof to existing dwelling and construction of garage’, Tregarras, Manor Estate, Horrabridge.

New roof would be 1.45 metres higher to increase the amount of floor space at full ceiling height. Garage on roadward side with a floor level 2 metres below house ground level. Addition of garage removes 2 cars from road.

White pvc window frames existing and proposed. Flat sedum green roof for garage. Existing walls cement rendered with cream paint finish. Proposed horizontal ship-lap cedar wood cladding boards.

Currently family of 6 in a 3 bed dormer with only one ground floor bathroom and wc. Proposed 2 more bedrooms and a wc upstairs.

Raised roof level equal or less than other dwellings in the area. Leylandii at rear of property (could belong to large bungalow next door) completely block view from houses behind in Manor Gardens and could legally be required to be reduced in height.

Horrabridge Parish Council **Supports** the application.

0296/23 ‘Alterations to roof including raising of ridge and insertion of dormers to front and rear’ at Heathmore (track to Kilmantain), Horrabridge.

Dwelling located between Harwood and stables with open moor to the frontage and fields to the rear. Proposed roof height similar to Harwood. Proposed natural slate roof and dormers. Property is semi-derelict but in a lovely location crying out for a sympathetic (and costly) upgrading.

Horrabridge Parish Council **Supports** the application.

0297/23 ‘Erection of single storey garage attached to the dwelling’ at 10 Youlden Way, Horrabridge.

Rendered spar-dash to match existing. Flat bitumen roof with white pvc doors. Surface water drainage to soakaway.

Horrabridge Parish Council **Supports** the application whilst commenting that although the wooden garage/shed that the garage will replace is out of keeping with all of the other properties in the road, the new garage should be of quality construction. Most of the garages in the road have pitched roofs with matching roof tiles. The applicant at present runs a car up over a kerb onto a grassed area. Application needs to be made for a dropped kerb or to construct a driveway across the front of the house, eliminating most of the lawn. Any driveway constructed to be of penetrateable material allowing drainage.

0309/23 ‘Application site plan for storage use’, Land to the north The Old Station, Horrabridge.

Loose chippings and a shipping container at present in a fenced off section at the far end of the turning circle.

Horrabridge Parish Council **Supports** the application whilst commenting that the site is unsuitable for any permanent structures.

0310/23 ‘Retrospective alterations to access and formation of private driveway serving agricultural holding’, Land at Jordon Lane, Horrabridge.

Plymouth applicant bought a field mainly for horses and between 1st July and 1st December 2020 widened an entrance, reduced the gradient, and laid a gravel track across a field to the horse field. Her contractor removed the stone from the Devon Bank.

Horrabridge Parish Council **Strongly Objects** to the application. The applicant has destroyed 3.4 metres of Devon Bank, a heritage asset in our community. The construction of the entranceway necessitates vehicles stopping on a bend in this narrow section of the road in order to open/close the gate. The gate to be acceptable should be set back into the field allowing at least a cars’ length to stop the lane being blocked. The Devon Bank should be replaced and replanted. The track across the field is reluctantly acceptable.

DNPA have been informed of the decisions above.

Meeting closed at 8:05 pm