

Minutes of the Planning Committee who met on Wednesday 12th April, 2023 at 7:30pm in the Village Hall.

Present: Councillors Edmondson, Moorhead, Huda and Roche (Chairman).

0125/23 ‘Construction of local needs custom build dwelling, garage, and associated landscape works’ Rose Villa, Bedford Road, Horrabridge.

An ‘upside down’ 2 bedroom house with 2 car detached garage cut into the terraced garden of Rose Villa, but located on Jordan Lane, just opposite and above Hill House. Grey metal-frame windows and granite walls and a wildflower flat roof. 2 car parking spaces on a vehicle hard-standing of permeable stone sets. SUDS surface water system with foul sewage to main adjacent on Jordan Lane (SWW no problem). House would be set low into the site and would be unobtrusive from most points in the village. Highways have no objections.

Removal of 3 leylandii and a scruffy copper beech to be offset by planting of indigenous species.

Proposed to splay and widen Jordan Lane by approx. 2 metres which would provide a passing point and make good with a drystone wall. A considerable amount of engineering works and large quantities of waste removal would be needed in carrying out groundworks in this proposal. Should permission be granted it would be important that waste removal and heavy machinery movements should take place northwards over Plasterdown and not through the bottleneck of Commercial Road.

The design and use of quality materials in the proposal is of a good standard. However, although a small house, construction costs mean it is hardly ‘affordable’.

The applicant, Mr Lee, would appear to live in London and he is vague and unspecific in his claims for a ‘strong connection’ to Horrabridge or the National Park. Where would his main home be? Is this a 2nd home?

Horrabridge Settlement Boundary passes through a small part of what would be the garden of this proposed property and the house itself would be outside the boundary. This is therefore a ‘Rural Exception Site’ and Policy 3.1.3

states that development will only be approved where there is a current identified need for affordable housing demonstrated by an up-to-date housing needs assessment. Mr Lee offers no evidence of consulting Devon Home Choice.

The Planning Sub-Committee considered that the proposal failed to meet the criteria for both a local needs custom dwelling or a rural exception site and unanimously resolved to **Object** to the application, informing DNPA of the decision.

0143/23 'Erection of factory constructed timber frame annex chalet' at The Manor, Plymouth Road, Horrbridge.

Flat pack building of timber panels with a flat green roof. 1 bed, lounge/diner and bathroom and a decked patio. Air source heat pump and heat recovery ventilation system. Suds and main sewer connection. 46sq.m (400sq.m The Manor).

To be mounted to the right hand side of the 2 car garage in place of the hen house (to be relocated further out) and for the son of the proposer to live in.

Whether this proposal meets the threshold of a 'local needs custom build dwelling' the committee is unsure. The Planning Sub-Committee unanimously resolved to **Support** the application, informing DNPA of the decision.

Meeting closed at 8:10 pm