

**MINUTES OF A SPECIAL MEETING OF THE MILTON ABBOT GROUPED PARISH COUNCIL HELD ON WEDNESDAY 27<sup>TH</sup> MAY 2015 AT MILTON ABBOT VILLAGE HALL AT 7.30PM.**

(also available at [www.chillaton.net](http://www.chillaton.net))

**PRESENT:** H. Asbridge (C) (Acting Clerk), C. Beighton (C), R Brewer (C), P. Hough (MA) (Chair), and R. Tucker (MA)

Cllr Bob Baldwin (WDBC)

Members of the public also attended.

**41:15/16 APOLOGIES FOR ABSENCE**

Cllrs J. Anderson (MA), M. Pahlsson (B).

**42:15/16 APPLICATION 00452/2015 STABLES, EDGE CUMBE LANE, MILTON ABBOT**

The Acting Clerk reviewed the previous events regarding the development of this site and then described the current proposal, referring also to offers made by the applicant, via his consultant, to agree to conditions restricting his use of the site, should planning permission be granted.

The application sought retrospective planning permission for alterations to levels and retention of the building as built, in association with part use for an internet sales business (93sqm) and part use for a barn/agricultural store (126sqm) together with the regrading and seeding of land around the existing building and removal of the field shelter.

It was pointed out that the purpose of the meeting was to consider the merits or otherwise of the current application. Enforcement action to deal with any unauthorised physical development or activity currently taking place on site was a separate issue.

Members of the public present at the meeting were then invited to speak and very considerable concern was expressed at the manner in which the applicants had proceeded to develop the site in ways that did not accord with the planning permission originally granted.

The original use of the site had generated HGV traffic and this had caused potentially serious risks to other road users. However, the applicant informed the meeting that 90% of the internet sales that were now the basis of his business were sent by post and the remainder generated one or two visits by courier vans each day. No suggestion was made by any member of the public that the current operation of the site was generating HGV traffic.

Nevertheless, traffic to and from the site was of concern to many of those present.

Some doubts were expressed over the likelihood of the future operation of the site being kept within the scope of the current application, should it be granted. The applicant then stated that, if the current application was approved, the appeal against enforcement action in respect of the earlier, more intensive, use would be withdrawn.

Other issues were raised regarding the inappropriateness of the site for the use concerned and the visual impact of the building.

It was suggested that it was unlikely that any application for a commercial development outside the village boundary would normally be approved and that the current position had been reached solely because the applicant had proceeded without permission.

Although some concerns were expressed over the visual impact of the building, no clear evidence was offered of any adverse visual effects of the unauthorised element of the structure.

Having considered the issues referred to above and the fact that, at the conclusion of the opportunity for members of the public to speak about the application, the majority were not in favour of it being approved, **the Parish Council agreed** to object to the granting of retrospective planning permission for the *non-agricultural* development concerned, on the following grounds:

1. That it is an inappropriate use of a site in a rural location, outside the village boundary, that if approved could set a precedent for the further industrialisation or commercialisation of the area.
2. The granting of planning permission would not create the opportunity to provide additional local employment that might, in some cases, offset the adverse effects of locating a commercial use in a rural location.

The attention of the Borough Council is drawn to the statement in the application that there are already six cars existing on the site and that there would be a reduction of four, if permission was granted. As no planning permission has been granted for any cars on the site, the effect of approving this proposal would be an increase of two vehicles.

**NOTE:** The word in italics in the preamble to the above decision, was added when the draft minutes were amended at the meeting of the Parish Council held on 1<sup>st</sup> July.