

**MINUTES OF A SPECIAL MEETING OF THE MILTON ABBOT GROUPED PARISH COUNCIL HELD ON THURSDAY 29<sup>TH</sup> JANUARY 2015 AT MILTON ABBOT VILLAGE HALL AT 7.30PM.**

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

**PRESENT:** Cllrs J. Anderson (MA) H. Asbridge (C), Cllr J. Spurr (MA) R. Tucker and Mrs A Westcott (C) (Chair)

Cllr Bob Baldwin (WDBC)

**1. APOLOGIES FOR ABSENCE**

R Brewer (C), P. Hough (MA), M. Pahlsson (B).

**2. DECLARATION OF INTEREST**

Cllr Anderson declared a personal interest in Item 3 on the Agenda, the consideration of application 00060/2015, Stables, Edgecombe Road Milton Abbot. Cllr Anderson had also submitted a written request for a dispensation to take part in the debate and to vote on this issue, in accordance with Standing Order 12.

As the councillors present were equally divided between those representing Milton Abbot and those representing Chillaton and a Chillaton councillor would have the casting vote, as Chair, in the event of a tied decision, it was agreed that a dispensation be granted in accordance with Standing Order 12(e) for Cllr Anderson to participate in the discussion and to vote on the issue, as it was in the interest of persons living in the area to have the matter determined by a majority of councillors who were from Milton Abbot.

**3. APPLICATION 00060/2015 STABLES, EDGE CUMBE ROAD, MILTON ABBOT**

This application was for retrospective planning permission for 'change of use of building from stables to internet sales and repair of horticultural machinery including alterations to building design'.

The applicant was present, but did not wish to address the Parish Council. Members of the public were then invited to express their views on this development.

There was considerable concern at the effect that deliveries to the site were having on traffic in the village, pedestrian safety and the physical condition of the carriageway and verges in Higher Edgecumbe Lane. Particular concern was raised over the need for large goods vehicles to reverse down the Lane as they were unable to turn or otherwise leave the site in forward gear, due to the narrowness of the road.

It was felt that the change of use requested was entirely inappropriate at this site, which was outside the built environment of the village and could lead to further industrial development in the area if this application was approved.

Concerns were also raised over noise pollution from the site caused by the repair and testing of chainsaws and other machinery and the possibility of the contamination of local watercourses.

It was noted that as this business had only recently been established and presumably the winter time was not a peak period for trade, the level of activity currently experienced would only increase.

The Parish Clerk reported that the consultant for the applicant had been requested by the planning officer dealing with this application, to provide evidence that the building concerned had been in use as a stable. If that was not forthcoming, then it was the planning officer's opinion that it might be necessary for the description of the development in the application, to be revised.

In considering this application, the Parish Council did not have regard to the fact that development had taken place, nor to the possibility that the current description of the development might not be accurate.

Having regard to the views of local residents and to the nature of the development in the application before them, it was agreed that West Devon Borough Council be informed that the Parish Council objects to the granting of retrospective planning permission for the development described in application 00060/2015, on the following grounds:

1. The road serving the development site is completely inadequate for the type of traffic generated by the use concerned, resulting in potentially dangerous conflicts between reversing vehicles and pedestrians and equestrians.
2. Further traffic hazards are caused by the need for large vehicles to reverse out onto the B3362, as they are unable to leave Higher Edgecumbe Lane in forward gear.
3. The use of the site for the hire, sale and servicing of horticultural machinery is inappropriate, given the traffic generated by such use, the noise caused by the repair and testing of such machinery and the potential risk to local watercourses from effluent pollution.

The attention of the Borough Council is drawn to inaccuracies in the application which give the misleading impression that there are already six cars and two light goods vehicles allowed on the site and that there would be no increase arising from the use now applied for.

There are also no 'employees' engaged at the site; the business being operated by the owners. Therefore, the granting of planning permission would not create the opportunity to create additional local employment that might, in some cases, offset the adverse effects of locating a commercial use in a rural location.

The Parish Council therefore also objects to this development on the grounds 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.