



Coffinswell Parish Council

Serving the Communities of
Coffinswell & Dacombe

The Cirl Bunting is the UK's rarest farmland bird. The entire breeding population is found between Exeter and Plymouth.

MINUTES OF THE COFFINSWELL PARISH COUNCIL EXTRA MEETING TUESDAY 18th APRIL 2023 7PM AT ST BARTHOLOMEW'S CHURCH

Present: Cllr N Orchard (Chair), Cllr S Avery, Cllr A Brent, Cllr S Spokes, Cllr C Bell
In attendance: Cllr A Dewhirst, Mrs L Moore (Clerk)
Eleven members of the public

1. The Chairman opened the meeting at 7:01 pm.
There were no apologies for absence received.
2. **To declare any interests arising at this meeting:**
Cllr S Spokes declared that she had interest in the planning application under Item 4 and would abstain from voting on the issue.
3. **Planning and enforcement public question time:**
A member of the public expressed their concern regarding the Planning application 23/00531/VAR whereby it was being requested that two of the conditions placed under previous planning consents were to be removed. Concern was also raised with regard to the future of Bale's Farm (k/a Normans) and future disruptions to the village.

The Chairman acknowledged the concerns, and it was noted that as this matter is under Agenda item 4, the Parish Council would proceed immediately to the next item.

4. **Planning:**
4.1 The following planning applications were discussed:

23/00531/VAR – Norman's, Dacombe

- Removal of condition 8 on planning permission 18/01844/FUL (replacement dwelling, detached garage and garden room)
- Removal of condition 2 on planning permission 20/01139/FUL (Retention of garden store) relating to occupancy and use.

The Chairman then explained the basis of the planning applications which were to remove two conditions that were applied when permission was originally granted and relate to the garden room and garden store – conditions in connection solely with the residence. He went onto explain that the buildings have been used in connection with an enterprise called "Bale's Farm" and reminded everyone the purpose of the meeting was purely about the use of the buildings. He also stated that the Parish Council were to consider if this current position of the buildings is causing any significant disturbance to the Parish or parishioners. If the removal of conditions is likely, then would there be an increase in disturbance or would enforcement of conditions result in reduction of disturbance.

The Parish Council had asked Mrs A Bosworth (who operates the business/operation) to address the meeting to explain what the business does and if there are any plans to develop it.

Mrs A Bosworth then outlined the reasons for establishing the facility for children with special needs who have no options to learn at any other facility. They employ special tutors for one-to-one training for the nine children as well as staff to care for the animals. She explained that they only operate three days per week and would not wish to extend this as it is also a family home. They are respectful of any traffic coming into the village and ensure that all staff and visitors park within the boundaries of the property and not on the road.

The Chairman thanked Mrs Bosworth and asked all those attending the meeting for comments.

Cllr Spokes stated that the property in question is owned by her family and Mrs Bosworth rents it from them, and they are all very respectful and care very much what occurs within Coffinswell and Dacombe. She stated that it appears that the public are worried but neither herself nor Mrs Bosworth have received voiced concerns on the matter from the public concerning the operation at the property.

The Chairman noted that he had received an objection from a parishioner (who was unable to attend), objecting to the restrictions being removed and referring to multiple objections against the original application concerning the replacement dwelling and should not be a commercial enterprise thereby the possibility of it becoming a tourist attraction. Discussion then continued regarding objections that had been raised originally but do not appear to have been lodged accordingly with Teignbridge District Council's website.

Cllr S Avery asked Mrs Bosworth if these requests to lift conditions had been requested by Teignbridge District Council, as the Parish Council had been involved in asking if "Normans" as a whole had the correct consent for its entire use. Mrs Bosworth confirmed that they had been originally in discussions with T.D.C in early 2022, and again more recently in January 2023, concerning the requests for the removal of these conditions. She went on to explain that the building names given in the request relate to a shed and hut which had been renamed to keep them children friendly.

Cllr C Bell advised that as far as she was aware there had not been any reported nuisances.

Cllr A Brent raised the concern of what will happen in the future to the facility at the premises. In so much as if the property is changed or classed as a school the property including outbuildings would be under "F1 community use". "Normans" is currently under "C3" as a dwelling, so if is changed to a school then not only would it require a specific application of use under education, but also it would not be lived in and therefore would lose residential planning consent which raises issues to the site in the future.

Mrs Bosworth confirmed that they had no plans to develop whilst living there and Cllr Spokes advised that she would never allow this change of category use to occur.

Discussion then continued as those present expressed concern as if the conditions were removed then what would happen if in the future there should be a change of occupants (or tenants) and there has been a business there.

It was felt by the Cllrs that there is not a problem with the operation as it currently stands, and then discussion followed concerning supporting the removal of the conditions but the possibility of imposing restrictions against the person instead of the property.

The Cllrs consulted Cllr Dewhirst (in attendance) who suggested that it is permissible to make the restriction of the removal of the conditions against the person and not the property. So in effect when the person moves the conditions revert back to the property.

The Chairman asked the Cllrs if they would support the lifting of the current conditions but to ask Teignbridge District Council to base these against the person and not the property thereby restricting the use at current level.

All Cllrs (with the exception of Cllr Spokes) voted to agree to support this with the amendment.

As this was the only item on the Agenda the meeting ended at 7:25pm

5. The date of the next meeting:

Tuesday 16th May 2023 – Annual Parish Council Meeting

Signed:
Chairman of Coffinswell Parish Council

Dated: