

## BIGBURY NEIGHBOURHOOD PLAN COMMITTEE (NPC)

Minutes of the meeting of Bigbury Neighbourhood Plan Committee (NPC) held on Thursday February 1<sup>st</sup>, 2023 at Glen Cottage, Bigbury at 9:30am.

PRESENT: Cllr. V. Scott(VS) (Chair), Simon Bronstein(SB), Mrs. J Gubbins(JG), Cllr.S Watts, David Molesworth, Ian Bramble(IB), Parish Clerk.

- 1.0 Welcome  
The Chairman welcomed all members of the Committee.
- 2.0 Apologies for absence  
No apologies necessary.
- 3.0 Approval of minutes  
VS proposed and Committee members approved unanimously the minutes of the meeting of Thursday 5<sup>th</sup> January, 2023
- 4.0 Declarations of interest  
There were no declarations of interest.
- 5.0 Planning matters **SHDC response date**  
4432/22/HHO:- Clanturkan Cottage, Aveton Gifford, TQ7 4NQ. 23/02/23  
*Householder application for demolition of existing side extension & replacement with new side extension & associated works (resubmission of application 0862/22/HHO)*  
VS recapped on planning officer comments on the original application, noting concerns about the flat roof, materials proposed for its covering and its scale and height, rising above the eaves height of the cottage itself; also the amount of glazing and if the shuttering is to be automatically controlled to mitigate light pollution from the extensive glazing, including upward facing roof windows in the now pitched roof, see BP7 (i) &(vii). Questions arose about whether the chimney actually served as a chimney and the likelihood that its height would increase to conform to building regulations.
- Massing of the extension and its aesthetics were thought acceptable but the NPC had doubts about the corrugated-iron style roof covering, thought to be an attempt to produce an 'agricultural' appearance by well regarded architects but inconsistent with NHP policies BP2 (b) BP7 (ii). Notwithstanding the above concerns the new design was thought to be more sympathetic to the cottage than the first, flat roofed proposal and SB recommended 'no objection' and was unanimously supported.
- 0069/23/FUL:- Tuffland, Oldhouse Lane, Kingston, TQ7 4HD. 02/03/23  
*Roofing over livestock feeding and gathering area with steel frame building of L shape design, plus reconcreting of yard*  
The Committee was unanimous in its concern over drainage and run off of chemicals from the reconcreted yard, into an existing nearby soakaway, permeating into local watercourses, eventually into the Avon and contrary to NHP 'Agricultural Policy BP9 and felt it needed more details of the drainage arrangements before making a recommendation.  
In addition the Committee noted that the large roof area gave an unused opportunity for solar panels.
- 6.0 Any Other Business  
Comments were made and were agreed upon about light pollution from the outside area now under cover at Holywell Stores.  
The withdrawal by Tally Ho of the once weekly Parish bus service was noted with disappointment.

The meeting ended at 11:20am

Date of next meeting:- The next meeting will be at 9:30am on Tuesday, 28th February, at Glen Cottage.

Signed  
Chairman: Cllr Valerie J Scott

Date