

LOXHORE PARISH COUNCIL SPECIAL MEETING

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Minutes

Date: Friday 17th January 2020

Venue: Loxhore Village Hall

Present:

Mike Young	{ Vice Chair }	Peter Seggons	{ Parishioner }
Carole Delve	{ Councillor }	Linda Matthews	{ Parishioner }
Trevor Batson	{ Councillor }	Tom Matthews	{ Parishioner }
Jane Vanstone	{ Councillor }	Juliet Maclay	{ Parishioner }
		Carol White	{ Parishioner }

Minuted by: Carole Delve

Due to the absence of the Chair the Vice Chair opened the meeting at 18:00, welcoming all those present.

1. Apologies: Apologies received from Chris Bryars.
2. Declarations of interest: There were none.

3.0	Purpose of special meeting to discuss three planning applications.	
3.1	Planning application 70878: Erection of barn at HILLSBOROUGH HOUSE, Loxhore.	
3.2	Mr Seggons gave the Councillors a very detailed Design and Access Statement. With many valuable Farm Implements it is important these days to have Secure Storage. The site where his other Barns are is some distance from the house. The Barn will be screened to some extent by Earth Banks and Hedging. The Councillors didn't have any objections to the Plans, except Mr Batson asked about the soakaway, as there are problems at the old Barns with existing soakaways onto Red Lane.	
3.3	Planning application 70944: Change of use of barn at The BARTON FARMHOUSE, Loxhore from agriculture to residential	
3.4	The proposed conversion is for accommodation of the applicant's son and daughter in law. Councillor Delve stated that it was wonderful to see the next generation returning to Loxhore, but had great reservations about the use of Bratton Lane as the access route to the new dwelling. Although at present it is used by 4-wheel drive vehicles to get food stuffs to animals and for recreation by others. This land pre-dates the Doomsday Book and is an old track from Shirwell to Bratton Fleming, and although some of it has been lost to development over the years, we are now more aware of the value of keeping our historic routes. The surface is worn down	

	<p>to bed rock in places, and in the past attempts have been made to fill in with concrete and bricks, at one point the people who put in the bricks, not Mr. Matthews, were told by North Devon Council to remove them as the lane was not to be concreted. Water coming down the lane has always been a problem and smoothing over the surface could add to the problem.</p> <p>Councillor Vanstone also agreed that it was good to see the next generation returning, but also had reservations about the Old Lane.</p> <p>Councillor Bryars was unable to attend, but sent a very detailed letter on all 3 Applications. He too welcomed the young people, but was worried about the impact on the Lane of the proposed development.</p>	
3.5	Planning application 71000: Installation of windows, door, flooring and internal modification to a listed building namely BALES FARM.	
3.6	Juliet Maclay briefed Council on the proposed new windows. This house is listed and the proposed windows would meet with the North Devon Council recommendations and would be hard wood with a Glazing Bar reinstated as in the past. She also showed pictures of where a door had been removed and the application includes reinstating the door. All the Councillors agreed the windows would look better and agreed with all the other proposals, no problems.	
3.7	Parishioners were asked to leave at 1830 so that Council could finalise their decision. The Chair thanked them for attending and their briefings.	
3.8	The Councillors agreed the comments above and instructed the clerk to submit the comments to the planning department portal adding the desire to respect the heritage of the byway linked to application 70944.	MY

4. The meeting closed at 18:45 with the Vice Chair thanking everyone for attending.

Minutes approved by Chair..... Date