

Minutes of Woolfardisworthy Parish Council Planning Meeting held on the 4th May 2021 at 7.00pm via Zoom.

1.0 Attendance

Cllrs: Hill (Chair), Spittles, Heywood, Sealey, Salvidant, S Hill, Harding and Raffae.
Member of the public.

Apologies

None

2.0 Public Comment Session

None

3.0 Declarations of Interest

None

4.0 Planning applications

[Change of use of land to Animal Rescue Centre including Installation of hardstanding for parking/turning \(Affecting a public right of way\)](#)

Planning Application

Land At Grid Reference 233424 118058 Woolserly Devon

Ref. No: 1/0345/2021/FUL | Received: Wed 24 Mar 2021 | Validated: Mon 12 Apr 2021 | Status: Pending Consideration. Submission by 9th May 2021

Following discussion the Parish Council strongly objects to the planning application for the following reasons:

- There is not a proven need for such a centre in this area and a charity is only proposed to be created after planning is granted.
- Without charitable status it is unclear how the proposal would be financially viable
- The very rural location [11 miles from the nearest town] and the exposed hilltop position of the development is not suited to such a development.
- There is no provision for 24 hr supervision as would be required for animal care and the site would be outside of all guidelines for such a dwelling.
- There is no provision for storage and disposal of waste.
- The bridleway is well used by horse riders and the introduction of use by cars requires a traffic statement

as stated by DCC Highways.

- The parish council is aware that this proposal is on 1 plot of many that have been advertised for sale having divided fields into small strips. We have concerns of the impact on the surrounding area if such plots are allowed to be developed in a manner such as this.

Proposed new bakery and public space, along with new garden enclosure to Hillside

Planning Application

Land Adjacent The Post Office And Store Chapel Street Woolsery Bideford Devon EX39 5QS

Ref. No: 1/0410/2021/FUL | Received: Mon 12 Apr 2021 | Validated: Mon 12 Apr 2021 | Status: Pending Consideration

Submission by 13th May 2021

In principle the Parish Council does not have any objections to a Bakery within the Parish, however the following concerns were raised:

- The location of the site and the lack of parking
- The impact on the Highways within the Parish - As requested by DCC Highways a transport assessment or statement is required.
- The Bakery will create a large open space. However, the position of the loading bay does not show the location of the virtual pavement. How will the proposal affect the virtual pavement and pedestrian access, ensuring it remains safe.
- The potential disruption to local residents, caused by location of commercial cooking premises.
- The opening hours of the bakery have not been specified.

It was questioned whether there was a more suitable location owned by the business.

Removal of existing rear porch to allow for single storey extension

Planning Application

The Old Barn Bucks Cross Bideford Devon EX39 5DR

Ref. No: 1/0389/2021/FUL | Received: Thu 08 Apr 2021 | Validated: Tue 20 Apr 2021 | Status: Pending

Consideration. Submission by 21st May 2021

The Parish Council raised no comments regarding the application.

Retrospective application for the installation and retention of two Air Source Heat Pumps

Planning Application

Moorhead Farm Woolsery Bideford Devon EX39 5RG

Ref. No: 1/0450/2021/FUL | Received: Wed 21 Apr 2021 | Validated: Wed 21 Apr 2021 | Status: Pending

Consideration. Submission by 22nd May 2021

The Parish Council had no objections regarding the application.

5.0 Decisions

None