

UPLOWMAN PARISH COUNCIL

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04/06/20

All Parish Councillors

Dear Councillors,

UPLOWMAN PARISH COUNCIL - NOTICE OF PLANNING MEETING THURSDAY 11th June 2020, starting at 7.30pm Using Zoom

A Planning meeting of this Council will be on **THURSDAY 30th April 2020**, starting at 7.30pm. Naomi Morgan's email clarifying the position on Class Q fallback development is attached.

This meeting will be held using Zoom. The connection details are as follows.

Topic: Uplowman PC Planning meeting

Time: Jun 11, 2020 07:30 PM London

Join Zoom Meeting

<https://us02web.zoom.us/j/81587232437?pwd=bGhCOGZxbjJyem93aXFUZE1WZmZhZz09>

Meeting ID: 815 8723 2437 Password: 460360

You will automatically be held in the 'lobby' until the administrator (me) lets you join. This is to avoid malicious participants, should any wish to 'zoom-bomb' the meeting.

Please try to talk in turn. The suggestion is to wave your hand or to use the 'hand-wave' icon.

Best regards,

Robert

UPLOWMAN PARISH COUNCIL
AGENDA FOR PLANNING MEETING TO BE HELD ONLINE
ON THURSDAY 11th June 2020 at 7.30pm

The meeting will start with an open session not longer than 10 minutes in which parishioners may raise matters relating to the items to be discussed.

1. Attendance.
2. Procedural matters
 - 2.1 Apologies for Absence
 - 2.2 Resignation of Cllr S Floyd.
 - 2.3 Approve Minutes of Planning meeting held on 30 April
3. Finance and procedures
 - 3.1 Update on Audit: Period for public consultation will be 15 June to 24 July 2020.
4. Planning: Details available [here](#), search using references quoted below.
 - 4.1 MDDC response on Class Q Fallback applications (see email attached)
 - 4.2 20/00555/FULL: Lowerman Cross, demolish barn & erect residence. UPC supported, awaiting decision.
 - 4.3 20/00675/FULL and 20/00676/LBC: Uplowman House, Demolish piggery, erect two residential units and office with Class Q fallback.
 - 4.4 20/00509/FULL: Greenend, demolish garage and replace with garage, livestock building and office.
 - 4.5 20/00728/FULL: Beer Down Lodge: Change of use of agricultural land to domestic garden
 - 4.6 19/00912/OUT: Land at Crosses Fm: Outline for the erection of 8 dwellings. Appeal made to Secretary of State. Any further comments required by 2 July.
5. Update on COVID-19 arrangements in Uplowman.
6. Date of next full meeting: Thursday 16 July 2020, expected to be held on line.

Notes: This meeting will be conducted using Zoom.

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Dial in

+44 203 481 5240 United Kingdom

EMAIL FROM NAOMI MORGAN, 03 JUNE 2020

The main topic of conversation was new development in Uplowman through class Q fallback schemes and we discussed that in order for the LPA to look favourably on these types of development a) the applicant would either need to have a true fallback of a previously allowed class q conversion or b) be able to solidly demonstrate that the building subject to a full application would definitely comply with class q in that the structure is suitable, the building is a true conversion and not a rebuild etc etc.

Recent appeals in Uplowman, in particular an appeal at Jaspers Green outlined that development close to other dwellings within Uplowman might be said to be sustainable. Certainly, in the case of the Jaspers Green site this could be seen to be 'infill development' in that there were existing dwellings on each side of the site. This does not necessarily mean that all development close to other houses in Uplowman would be classed as sustainable. Each application and site must be considered on its own merits and sites may have other constraints which come into play such as proximity to a listed building, landscape visual impacts, density issues, access issues, amenity impacts on neighbouring site users just to name a few possible ideas.

You also asked about class q conversions specifically and what would be considered to be a 'conversion' versus what would be considered a 'rebuild'. These type of application would also be considered on a case to case basis. It would depend on the size of the building, the buildings construction, what works are proposed under a class q notification, how much of the building is going to be retained and reused, how much of the building is going to need replacing in whole or part etc. We certainly wouldn't be looking at an open sided pole barn favourably or if a buildings walling was to be completely replaced this would also not be looked upon favourably. It is difficult to outline exactly what would or would not be seen to be acceptable without knowing what works to a building are proposed or without knowing the nature of the existing building as is.

In relation to class q fallback schemes, the LPA would be seeking a scheme which can solidly demonstrate that there is a true fallback scheme there in the first place. The LPA would also been seeking a scheme which is a very clear betterment in terms of what is being proposed on the site versus what could be achieved if the existing buildings were converted under building operations allowable by class q. In some cases it might be a betterment to change the materials slightly, change the height, add a chimney or smaller changes. In other cases a betterment may mean a whole re-design of a scheme, amending the location slightly or altering the building form and massing of a scheme or introducing completely new ideas to a scheme. A fallback scheme will always be restricted in its location and floor space unless there is very good justification for changes to these aspects of a scheme.

Policies DM11 (conversion of rural buildings) and DM24 (tourism and leisure development) both provide in principle support for the re-use of existing buildings; where they comply with the policy criteria of each policy. In some cases, where a good business plan is provided, policy DM24 may also lend in principle support for the construction of new holiday lets in countryside locations, such as Uplowman. These types of development are not restricted to agricultural holdings only. The only policies which would require a site to be an established agricultural holding or enterprise would be the agricultural development policy in some cases if an agricultural building is being located on a site where the LPA needs to know why the building is needed or for an agricultural workers dwelling or temporary accommodation for an agricultural worker on a site where the LPA would need to know why someone needs to reside on the site and the justification for this type of development.

You also asked about distances of agricultural buildings from roads and other dwellings. We briefly went through the type of development which could be subject to the prior notification procedure and those developments which house livestock for example which are within 400m of a protected building or are within 25 metres of a metalled road which would require further consideration via a full planning application.

Kind regards,

Naomi Morgan | Planning Officer | Mid Devon District Council