

Minutes of the Planning Committee Meeting of Bampton Town Council held on Wednesday 12th April 2023 6pm in the LARC building.

Present – Cllr. Fouracres (Chairman); Cllr. Williams; Cllr. N. Bull; Cllr. White; 15 members of the public; Penny Clapham (Clerk).

1) Apologies and Acceptance for Absence – None.

2) Declarations Of Interest: In accordance with the Code of Conduct, members are required to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have, in items to be considered at this meeting. Members are also reminded that any change to their Declaration of Interests must be notified to the Monitoring Officer at Mid Devon District Council within 28 days of the change. None declared.

3) Public Discussion – To allow any questions, reports by members of the public on any matters relating to the agenda of this meeting or any matters the public would like the Council to consider on a future agenda. The period of time designated for public participation shall not exceed 30 minutes. Standing Order 3 (e,f.) refers.

A reminder that members of the public are not allowed to raise issues when Council is in committee.

4) PLANNING:

Planning Applications - Mid Devon District Council has asked for observations from the Town Council on the following planning applications:

- i. 22/00915/MFUL Revised and additional drawings. Change of use of agricultural land for the siting of reception and welfare cabins, 8 log cabins and 30 glamping pods for holiday purposes, formation of new vehicular access and associated works. Land at NGR 295546 122741 North of Frog Street, Bampton.

OBJECTION

This planning application for reception and welfare cabins, 8 log cabins, 30 glamping pods and an unspecified number of pitches for tents is an unwelcome over-development of a rural site and should be refused on a number of grounds, most of which were pertinent to the previous refusals of permission for mixed development on this site in 2012, 2015, 2019 and 2021.

GROUND FOR OBJECTION

LOCATION

This planning application is for the development of two grazing fields outside the agreed settlement limits of Bampton.

When a previous refusal for development on this site went to appeal and was rejected, the planning inspector stated that the degree of permanent harm he had identified, to the character and appearance of the area, would be significant. The change from housing development to campsite in this latest application would not alter the significance of the harm to the character and appearance of the area.

FLOODING

Access roadways and any solid bases for buildings on the site would cover natural drainage ground and increase rain water run off into Frog Street and the Shuttern Brook.

Devon County Council Flood Risk Management in October 2022 stated:

At this stage, we object to the above planning application because the applicant has not submitted sufficient information in order to demonstrate that all aspects of the surface water drainage management plan have been considered.

Devon County Council Flood Risk Management report in February 2023 was not satisfied with some of the data submitted and raised more questions for the applicant.

TRAFFIC

Vehicle traffic would increase throughout Bampton, particularly Castle Street and Morebath Road past the Recreation Field. It is possible that vehicles would try to access the site via Frog Street.

At full occupancy 38 extra vehicles would be entering and exiting the site on the B3190 Morebath Road where there is a 60 mph limit, which Devon Highways are not minded to change.

Applications to create exits on to the Morebath Road from residents of Bouchier Close have previously been refused by Devon Highways as it was considered dangerous to exit on to Morebath Road.

October 2022 - with the information provided Devon County Highway Authority would recommend refusal on lack of information.

PEDESTRIANS

There are no footpaths (or street lights) on Morebath Road after Bouchier Close. Pedestrians would have to walk in the road and in the dark.

NOISE

An increase in noise has already been noted when the holiday home at the end of Frog Street is occupied, it accommodates four people. This application is for 38+ holiday units which, at full occupancy, could involve as many as 152 guests, plus staff for the reception and welfare cabins.

The October 2022 Mid Devon District Council Public Health report states:

This would be quite a sizeable new development of holiday accommodation. It is not clear whether any outdoor or indoor entertainment spaces are proposed and the applicant should clarify what is proposed. For example if hot tubs are proposed there is potential for late night use of these to impact on existing nearby residents. At the least a curfew of 10pm on the use of hot tubs should be imposed, and no hot tubs should be provided for any accommodation near to residential boundaries.

SERVICES

The electricity supply and sewage disposal services in Bampton are already at capacity. Waste generated by thirty eight plus holiday units would increase disposal demands on MDDC

LIGHT POLLUTION

Inevitable from so many units

FIRE RISK

Campers using BBQs

WILDLIFE

There would be permanent disturbance to documented populations of local wildlife and wildflowers.

Bampton Town Council request that this application is called in and submitted to the Planning Committee for a decision, with a recommendation to **REFUSE** the application.

Members of the public agreed with this statement from the Town Council, further commenting that this would be poor quality tourism lacking in places to go, definitely not eco friendly. No local facilities such as golf. This would be low grade economic development.

Meeting closed at 6.25pm.

Signed.....

Date.....