**MINUTES OF THE REGULAR MEETING OF THE IPPLEPEN PARISH COUNCIL PLANNING COMMITTEE ON WEDNESDAY 18th March 2015 at 7pm**

Present: Councillor C Tompkins

 Councillor R Carnell

 Councillor Mrs Northwood

 Councillor R Vallance

 Councillor C Popham

 Councillor Mrs.Calland

 Councillor Mrs.Wilson

 Councillor A.Dewhirst – District Councillor

 Mrs.Fay Olding – Parish Clerk

 Stuart Todd – Representative from Locality Ref: Neighbourhood Plan

1. **Apologies:** Coun.Mrs.Cleasby & Coun.Farrow

Stuart Todd gave a most informative presentation on the procedure of setting up a Neighbourhood Plan. He will formulate a Project Plan, which we can utilise as a check list and will attend the next Plans Meeting due to be held on the 22nd April to go through it with us. In the meantime, he has supplied a template for us to complete a draft, with regard to our application to Teignbridge for the designation of a Neighbourhood Area for the Ipplepen Neighbourhood Development Plan.

1. **Review of Planning Applications**

**Application 15/00626/FUL** – Side and rear extensions to include verandah and decking at rear, loft conversion with associated raising of roof and dormer windws and rooflights to front and rear elevations at 9 Grange Close

**Comment:** Ipplepen Parish Council objects to the proposed development and recommends that the planning permission is refused for the following reasons:

1) Whilst it is recognised that other properties in Grange Close have incorporated dormer extensions; none has increased the existing ridge line which is proposed by this development.

2) IPC considers that the development proposal of the existing dwelling is over dominant in terms of scale and mass.

3) It is further considered that the proposed development will have an unacceptable impact on the existing street scene. Furthermore, the proposal will have a demonstrable effect on the amenity and privacy of the neighbouring property known as “Highfield”. (Unanimous decision)