

**Draft Minutes of Extra Ordinary Meeting
held at 19.45 on 10th March 2025
Sutcombe Memorial Hall**

	Members of the Council Present: Councillors Chris Quance Chair, Barry Galbraith-Marten Vice Chair, Emma Horn, John Shepherd and Chris Rose. Also present were District Councillors Anna Dart, Shirleyann Andrews and Steve Harding, and the Clerk Jane Elliott
1	Chairman's Announcements: Extra Ordinary meeting to discuss planning application 1/0147/2025/OUTM Introduced Jane Elliott new Clerk
2	Present and Apologies: Claire Furse (applicant)
3	Declarations of Interest: Claire Furse (applicant)
4	Public Comments: Darren Furse (applicant) gave a brief presentation about the planning application and his family history in the village. Chris Quance then opened the meeting to the public.
5	To discuss planning application 1/0147/2025/OUTM Members of the public and the District Councillors raised concerns, asked questions and discussed the following points: Road access, the entrance to the new development could contribute to traffic congestion and further consultation with Highways was requested. The need for a pavement/pedestrian route down through the development was considered to be necessary. The lack of infrastructure and local amenities in the village in proportion to the proposed new developments was a concern. The importance of local affordable housing and the size and cost of new housing was emphasised. The possibility that if all the proposed housing developments came through an increase in population might generate the need for a village shop/additional local amenity. This development is an outline application and things may change if a developer has control of the site.
6	Matters arising: Response to Torridge District Council, Sutcombe Parish Council would like to reiterate the need for affordable housing in the village, and in principle do not object to the development. We have concerns over the access location to the site, which should minimise impact on the existing access road at St Andrew's Close. Another concern was the aspect of infrastructure, particularly as there are numerous unbuilt properties with planning approval. The current application will add to this pressure.
	There being no further business the meeting closed at 20:45

Signed:

Date: