

Bow Parish Council Minutes 17.08.2020  
MINUTES OF A VIRTUAL PLANNING MEETING OF BOW PARISH COUNCIL, VIA ZOOM,  
HELD ON MONDAY 17 AUGUST 2020 AT 7.30P.M.

**Present:** Mr C D Nicks in the Chair,  
Messrs V Steer and G R Willis.  
Cllr Alex White,  
Cllr Nick Way.  
Clerk: Miss B D Ware.  
Members of the Public: Nil

**Apologies:** Mr T J Vanstone.

**PARISH COUNCIL**

Given the ongoing COVID-19 novel coronavirus pandemic, with government-imposed measures having eased slightly but not lifted and Bow village hall having not yet re-opened for meetings (DALC recommended remote meetings), a remote Planning meeting had been held, hosted by the Clerk, to deal with Planning applications which required decisions being made.

1. **Public Open Forum.** No members of the public remotely present; nothing raised.

2. **Planning**

**APPLICATIONS**

**19/01932/FULL**

*Proposal:* Retention of conversion and change of use of shop into one ground floor flat (Revised Scheme).  
Revised Drawings received.

*Location:* Preston House, Bow, Crediton, Devon EX17 6EZ

*Site Vicinity Grid Ref:* 272187 / 101753

Information had been conveyed electronically to Bow Parish Councillors on 28 July 2020.

This application was coupled with application no. 20/01933/FULL (refer below), both applications were addressed by Parish Council in combination.

Splitting the property into multiple units of accommodation was considered over-development of the site (one ground-floor flat within the property had been granted planning consent in 1987) and deemed unacceptable; there was neither spare on-street parking capacity nor spare capacity at the small Jackman car park. A major concern was that the Applicant had proceeded with development works without planning consent, apparently without recourse to Building Regulations or inspection and apparently without obtaining planning authority advice. Parish Council felt strongly that any building works should not adversely affect neighbouring properties – in this case the Applicant had already carried out much, if not all, of the work including substantial works in the garden to the rear of the property, to create a sizeable parking area which had been associated with the development and had formed part of the application, but given objections had since been removed. That work had involved the excavation of a significant quantity of earth, without retaining walls constructed and without proper drainage installed, thereby having a detrimental effect on neighbouring properties. Parish Council was firmly of the opinion that unauthorised development work which had already been carried out and which was detrimental to neighbouring properties needed to be rectified before any planning application could be considered. Members felt that the matter needed to be referred to MDDC's Planning Enforcement Officer. Bow Parish Council remained unanimously opposed to the applications and would urge that both be refused.

**19/01933/FULL**

*Proposal:* Retention of conversion of first floor flat into two flats. Revised Drawings and Additional Information received.

*Location:* Preston House, Bow, Crediton, Devon EX17 6EZ

*Site Vicinity Grid Ref:* 272187 / 101753

Information had been conveyed electronically to Bow Parish Councillors on 28 July 2020

This application was coupled with application no. 20/01932/FULL (refer above), both applications were addressed by Parish Council in combination. See above.

Cllr White had received an email advising that the MDDC case officer was minded to approve the applications, given DCC Highways had removed their objections following removal of the parking area to the rear of the property from the applications. That the intention to approve had been made prior to receiving Parish Council's consultation response was surprising. Cllr White would discuss the cases with the case officer.

MDDC DECISIONS  
APPROVALS

[20/00041/HOUSE](#)

*Proposal:* Erection of garage to include ancillary accommodation and solar panels and erection of den following demolition of outbuildings

*Location:* Paddocks Cottage, Bow, Crediton EX17 6JX

*Site Vicinity Grid Ref:* 273352 / 100832

[20/00042/LBC](#)

*Proposal:* Listed Building Consent for internal and external alterations

*Location:* Paddocks Cottage, Bow, Crediton EX17 6JX

*Site Vicinity Grid Ref:* 273352 / 100832

[20/00180/HOUSE](#)

*Proposal:* Erection of a single storey extension

*Location:* The Grizzleys, Bow, Crediton EX17 6HG

*Site Vicinity Grid Ref:* 272422 / 101694

[20/00611/HOUSE](#)

*Proposal:* Erection of single storey extension

*Location:* Nymet Villa, Bow, Crediton, Devon EX17 6DB

*Site Vicinity Grid Ref:* 272780 / 100530

[20/00050/HOUSE](#)

*Proposal:* Retention of flue

*Location:* 2 Gregory Close, Bow, Crediton, Devon EX17 6LR

*Site Vicinity Grid Ref:* 272023 / 101439

3. **Finance.**

Bank balances brought forward: Deposit a/c £7,987.49, Current a/c £21,411.57

(Deposit a/c annual interest £47.72 added)

ACCOUNTS AUTHORISED FOR PAYMENT

Clerk (salary £749.00 + admin/expenses £37.07 qtr. ending 30/06/20) £786.07 (cheque issued 13 July 2020)

H.M.R. & C. (P.A.Y.E. income tax) £187.25 (cheque issued 13 July 2020)

GDM Cleaning (bus shelter glass clean 06/07/2020) £6.00

4. **Any Other Business.**

(i) Covid-19 Coronavirus pandemic. Cllr Way, with one of his main DCC roles and remit being Health & Adult Care, therefore having involvement with Covid-19 pandemic issues, said that DCC had issued much guidance including recent guidance on school transport, also confirming that existing school transport contracts would be met in full. He said that social distancing was less of a concern for age 11+ pupils on public transport but they would be required to wear face coverings – parents would receive a DCC mailing re. protocol. Referring to public transport, he said that passenger numbers, which had been only 10% of the norm in early stages of the pandemic, had increased to 40%. However, a second spike in the pandemic could occur. Continuing, he said that there hadn't been any Covid-19 cases at local (Crediton) care homes and DCC had confirmed that care homes had adequate supplies of Personal Protective Equipment (PPE). A NHS Nightingale Hospital (new hospitals across the country had been set up in short order, designed to provide specialist care for seriously ill coronavirus patients) at Sowton, Exeter was currently being used for diagnostic testing but the facility remained available to revert to its primary purpose of caring for Covid-19 patients if needed. Commenting on visitors to, and figures for, the Devon area, Cllr Way commented that, thus far, tourists didn't appear to have affected local figures, but not to be complacent – sparse population and adherence to rules had contributed to low figures.

(ii) Highways. Cllr Way advised that DCC highway maintenance had returned to normal. Neighbourhood Team Highways officer, Mr Tucker, had advised Cllr Way that the long-awaited resurfacing work at Godfreys Gardens was expected to be carried out within the following two weeks.

5. **Date of Next Meeting.** No date was set: setting a date was held in abeyance pending emergence of further items of urgent business requiring decisions, coupled with further easing of government restrictions pertaining to the Covid-19 coronavirus pandemic.

This concluded the business and the Chairman declared the meeting closed at 8.05p.m.