



Coffinswell Parish Council

Serving the Communities of
Coffinswell & Dacombe

The Cirl Bunting is the UK's rarest farmland bird. The entire breeding population is found between Exeter and Plymouth.

MINUTES OF THE EXTRAORDINARY PARISH MEETING TUESDAY 21st APRIL 2026 7PM AT ST BARTHOLOMEW'S CHURCH

Present: Cllr N Orchard (Chair), Cllr S Avery (Vice Chair), Cllr S Spokes, Cllr C Bell, Cllr M Atkinson, and Cllr E Barnard

In attendance: District Cllr J Radford
Mrs L Moorese (Clerk)
Twenty-two members of the public

1. The Chairman to open the meeting and received apologies:

The Chairman opened the meeting at 7:01pm. and welcomed everyone present. Apologies received from DCC Cllr H Horner.

2. To declare any interests arising at this meeting. None

3. Public Participation

The Chair advised the attendees that he had invited the applicant, Mr A Johns to present the proposal which concerns Manor Farm, Dacombe, where permission has been sought to construct an additional agricultural building alongside two previously approved but as yet unbuilt structures. The Chair explained that the applicant would outline the purpose of the new barn and respond to questions from attendees.

Mr. Johns introduced the proposal by explaining that a previous planning application for agricultural buildings had already been approved, and construction was expected to begin shortly. He advised that the new application is driven by practical needs: the farm requires additional space for storage, including feed, bedding, lighting equipment, and machinery. The aim is to improve the functionality and efficiency of the site. The proposed building would be located within the existing approved site layout, positioned between woodland and the previously approved structure. The new barn would sit at a similar ground level and be integrated into the same development area, extending the overall footprint slightly. He also advised that associated landscaping and boundary works, including hedge planting on a lower boundary, would be carried out as part of the broader development.

4. Planning Application Ref: 26/00628/AGR. Manor Farm, Dacombe, Devon.

Proposal: General purpose agricultural building. Application for Barn and tool storage.

a. To consider the above planning proposal

Attendees raised concerns regarding the adequacy of the submitted plans and supporting documentation. It was noted that there was insufficient detail to properly understand how the proposed building would sit within the wider site context. Concern was expressed about the absence

of cross-sectional drawings and a topographical survey, which were considered necessary to assess levels and the relationship of the buildings to the surrounding landscape. It was also noted that the proposed building would be approximately one metre higher than the existing approved structures, and questions were raised about the cumulative scale of the overall development when considered alongside previously approved barns.

Discussion focused on the potential visual impact of the development. Councillors and residents questioned whether the existing woodland screening would be sufficient to adequately obscure the buildings, particularly given their position within the landscape. Concern was expressed that the proposed hedging and tree planting would take a significant period of time to establish and may not provide immediate or fully effective screening. It was suggested that stronger mitigation measures may be required, including more substantial planting or engineered landscape features such as Devon banks.

Members also raised concerns that the submitted information did not fully reflect the topography of the site or the likely visibility of the development from surrounding viewpoints.

Construction traffic, as well as normal agricultural traffic, was also another matter of significant concern. Councillors and members of the public questioned the suitability of local rural roads and lanes for increased use by heavy vehicles, particularly during construction. It was noted that there may be difficulties in ensuring compliance with any agreed construction routing, including the proposed access arrangements. Concerns were also expressed regarding the potential for construction traffic through nearby villages, including Coffinswell and Dacombe, and the associated impacts on highway safety and residential amenities. Concern was raised with reference to the existing campsite and the additional agricultural traffic should the planning application proceed. It was agreed that a formal Construction Traffic Management Plan would need to be in force to provide clearer control and reduce traffic problems.

Further concerns were raised regarding drainage, flooding, and ground conditions within the site and surrounding area. It was noted that the area has experienced existing drainage issues, and there was concern that additional development could aggravate surface water runoff or impact existing drainage infrastructure. Questions were also raised regarding ground disturbance during construction and whether this could have wider implications for local water management. In addition, the presence of underground utilities, including possible water or gas infrastructure, was referenced as a potential constraint on site layout and design options.

The planning status of the proposal was also questioned as to whether it constituted permitted development or required full planning permission. Many attendees asked for clarification on how agricultural permitted development rights apply, particularly in relation to building size thresholds and the additional impact of multiple structures. It was also noted that previously approved barns remained valid within their consent period and that the new proposal would need to be considered in its own right. Further discussion took place regarding the process by which applications may be "called in" to the planning committee of Teignbridge District Council, with clarification provided that District Councillors may initiate such a request, although the exact procedural threshold for public involvement was not fully clear to all attendees.

Members of the Parish Council and the public identified a number of deficiencies in the submitted application documentation. These included the absence of a Design and Access Statement, a lack of cross-sectional drawings, and the absence of a topographical survey. It was also noted that insufficient information had been provided to assess construction traffic impacts and integrating within the landscape. As a result, there was widespread support for requesting a formal site visit by the planning authority, both to view the site directly and to assess its visibility from surrounding areas.

b. To agree with the Parish Council's response

Following discussion, the Parish Council unanimously resolved to object to the application. The objection was based on several areas but primarily on insufficient supporting information, including inadequate detail relating to landscape and visual impact; as well as traffic management as well as the site.

It was also resolved that the Council would request additional supporting documentation, including cross-sectional drawings, a topographical survey, and a Construction Traffic Management Plan. In addition, it was agreed that a site visit by the planning authority should be requested. The Parish Clerk advised that she prepare draft wording of the Council's objections and supporting comments for review and approval by councillors prior to formal submission to Teignbridge District Council.

The Chair advised those present that as there was a formal resolution to object to the application in its present form, he confirmed that the Parish Council's response would be submitted to the Planning Department at Teignbridge District Council with the requested points of clarification and additional information requirements.

5. Any other urgent business. None

6. Close of Meeting.

The Chair then declared the Extraordinary Meeting closed at 7.41pm and advised that the Annual Parish Meeting would then commence.

Signed:
Chairman of Coffinswell Parish Council

Dated: