**HOLCOMBE ROGUS PARISH COUNCIL**

**Clerk – Mrs Leslie Findlay**

**c/o Ayshford House, Westleigh, Tiverton Devon EX16 7HL**

**Tel: 01884 820424 Email:** **clerk@holcomberogus-pc.gov.uk**

Mr Daniel Rance

Planning Services

Phoenix House

Phoenix Lane

Tiverton EX16 6PP 31 July 2017

Dear Daniel,

**17/01085/FULL**

**Retention of existing holiday lodge and erection of an additional holiday lodge at Eden & Land and Buildings**

Our Council considered the above planning application at its meeting on 27th July and have the following comments;

1. in relation to the existing holiday lodge constructed without planning permission, our Council has no objection to the grant of planning permission subject to the imposition of a condition to ensure that the Lodge is used only for the bona fide short term holiday lets.
2. In relation to the proposed new lodge, our Council has no objection to the grant of planning permission subject to;
	1. the imposition of a condition to ensure that Lodge is used only for bona fide short term holiday lets and
	2. conditions to ensure that there is sufficient soft landscaping, in accordance with a scheme previously approved by MDDC, to ensure that the lodge’s visibility does not have an adverse impact upon the countryside having regard to the proposed location in an elevated position, particularly if the existing unsightly leylandii hedge ( which has been substantially reduced in height) is removed. There should be a continuing obligation to maintain the soft landscaping and replace trees and shrubs as necessary from time to time.

Yours faithfully

Leslie Findlay

Leslie Findlay

On behalf of Holcombe Rogus Parish Council