

## **NORTH DEVON COUNCIL**

Minutes of a PLANNING COMMITTEE Site Inspection held on site on Friday, 1<sup>st</sup> December 2014 at 10.00 a.m.

PRESENT: Members:

Councillor Ley (Chairman).

Councillors Chesters, Clark, Croft, Flynn, Fowler, Haywood, Hockin, Lane, Tucker, Turner and Worden.

Officers:

Planning Manager (MK), Senior Planning Officer (TB) and Member Services Officer (JG).

### **122 APOLOGIES**

Apologies for absence were received from Councillors Edgell, Moore and P. Yabsley.

### **123 DECLARATIONS OF INTEREST**

There were no declarations of interest announced.

### **124 58144: OUTLINE APPLICATION FOR DEVELOPMENT OF UP TO 45 DWELLINGS, APPROXIMATELY 3.89HZ OF PUBLIC OPEN SPACE, PLAYGROUND, FOREST SCHOOL AND ADDITIONAL PARKING FOR THE SCHOOL, ACCESS, FOOT AND CYCLE PATHS, PUMPING STATION, ATTENUATION PONDS AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE. LAND WEST OF PRIMARY SCHOOL, MAIN ROAD, NORTH MOLTON, SOUTH MOLTON, DEVON EX36 3HL.**

Also Present: Mr. S. Steele-Perkins (Applicant)  
Mr. P. Young (DCC Highways)

The Chairman introduced himself, Officers and Members of the Committee to those present.

The Committee received the following statement from the Member Services Officer: -

“Any observations which are made during the course of this site visit by Members of the Planning Committee are limited to those issues identified by the Planning Manager in consultation with the Chair of the Planning Committee and the Ward Member or Members of the area where the application site is located, as set out in appendix 6 of the North Devon District Council constitution.

Such observations are made after viewing the site and on the basis of the limited information available on site.

Any such observations are not, nor should they be taken as an indication that the application is acceptable or unacceptable. A full presentation and consideration of all the planning issues will be made when the matter was determined by the Planning Committee.”

The Committee considered the reasons for the site inspection as outlined by the Planning Officer (circulated previously), those being as follows: -

- to consider the site specific merits of the application;
- to consider the relationship of the site within the existing village; and
- to gather information in respect of the community benefits being offered including those relating to the primary school.

The Planning Officer briefly outlined the proposal (circulated previously).

The Committee: -

- Assembled on site alongside the North Molton Primary School
- Stood within the site, noting the surrounding area and relationship of the site within the village
- Acknowledged the location of the proposed new vehicular access to the site together with sighting of proposed pedestrian access to North Molton sports club and facilities
- Noted the sighting of the intended car park to be accessed through the proposed development site for use by the primary school staff
- Observed the location of proposed landscaping provision which would obscure the site from the main road
- Requested further information at the main Committee meeting in respect of the means of transport taking children to and from the primary school
- Definitive views from the Highways Authority regarding the option to provide a pelican crossing

**125 57625: OUTLINE APPLICATION FOR 25 DWELLINGS, ASSOCIATED LANDSCAPING & FORMATION OF NEW ROAD ACCESS (AMENDED DESCRIPTION & AMENDED PLANS) AT LAND OFF BACK LANE/HEASLEY MILL ROAD, NORTH MOLTON, DEVON.**

Also Present: Mr. & Mrs. Darley (applicants)  
Peregrine Mears and Justin Watts  
Mr. P. Young (DCC Highways)

The Chairman introduced himself, Officers and Members of the Committee to those present.

The Committee considered the reason for the site inspection as outlined by the Planning Officer (circulated previously), that being to look at major residential sites being proposed in North Molton.

The Planning Officer briefly outlined the proposal (circulated previously).

The Committee: -

- Assembled alongside the garages for use by residents of Oakford Villas which was proposed to be demolished, rebuilt and relocated to create a new vehicular access into the site
- Walked along Back Lane to view the paddock, subject of the application site
- Noted the location of the proposed pedestrian route through the site linking to the centre of the village
- Considered alternative vehicular access arrangements to the site and was advised that the alternatives proposals fell short of standards
- Acknowledged that South West Water Authority had confirmed that it would fund any necessary improvement works required in respect of the capacity of existing sewerage arrangements
- Noted the proximity of the School and neighbouring properties and the relationship of the site within the village
- Noted the well established hedgerow and landscape surrounding the site
- Walked to the main square in the centre of the village

**126                    57449: OUTLINE PLANNING APPLICATION FOR ERECTION OF 25 DWELLINGS & ASSOCIATED SITE ENTRANCE, SERVICES & LANDSCAPING (AMENDED DRAWINGS) (AMENDED DESCRIPTION) AT LAND TO THE SOUTH OF OLD HOUSE BARNS, NORTH MOLTON, DEVON EX36 3HG.**

Also Present:            Mr. Fanthorpe (applicant)  
                                  Mr. S. Watts (agent)  
                                  Mr. P. Young (DCC Highways)

The Chairman introduced himself, Officers and Members of the Committee to those present.

The Committee considered the reason for the site inspection as outlined by the Planning Officer (circulated previously), that being to look at major residential sites being proposed in North Molton.

The Planning Officer briefly outlined the proposal (circulated previously).

The Committee: -

- Assembled at the entrance to Robert's Field
- Walked to the existing field access adjoining Old Road noting the speed limit, proposed continuous footway provision, traffic calming measures proposed and relationship to the village of North Molton and the Sports and Community Centre
- Walked to the Sportsclub to view the site, noting the location of the proposed community woodland and residential development beyond

Chairman

The meeting ended at 12:50 p.m.

NOTE: these minutes will be confirmed as a correct record at the next meeting of the Committee.