

NORTH DEVON COUNCIL

Minutes of a meeting of the PLANNING COMMITTEE held at the Rugby Club, Barnstaple on Wednesday 12th July 2017 at 10.00 a.m.

PRESENT: Members:

Councillor Ley (Chairman)

Councillors Bonds (minutes 38 to 42), Chesters, Crabb, Croft, Edmunds, Flynn, Gubb (substitute for Councillor Wood), Lane, Moore, Tucker, Worden and Yabsley.

Also present:

Councillor Luggar.

Officers:

Lead Planning Officer (JW), Senior Planning Officer (AD), Assistant Solicitor (DH) and Senior Corporate and Community Services Officer (BT).

38 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Fowler, Prowse and Wood. Councillor Gubb had been appointed as a substitute Member for Councillor Wood.

39 MINUTES

RESOLVED that the minutes of the meeting held on 14th June 2017 (circulated previously) be approved as a correct record and signed by the Chairman subject to the resolution in minute 35 being amended to "RESOLVED (9 for, 2 against, 1 abstained) that the conversion of the building to form one dwelling be supported in principle and that the application be DEFERRED for two cycles pending **an investigation to see if it is feasible and viable to find an alternative access** to the site so as to address neighbours' concerns".

40 DECLARATIONS OF INTEREST

The following declarations of interest were announced:

Councillor Bonds Planning application 62848: Disclosable pecuniary interest as the applicant.

Councillor Chesters Planning application 59589: Personal interest as the agent worked for her occasionally.

Planning application 62382: Personal interest as the agent worked for her occasionally.

Planning application 62848: Personal interest as the applicant was a personal friend.

Councillor Worden Planning application 59589: Personal interest as he knew some of the objectors.

Councillor Yabsley Planning applications 59589 and 62382: Personal interest as a Member of Devon County Council.

41 59589: ERECTION OF 20 DWELLINGS (AMENDED PLAN-SITE LAYOUT & INCREASE IN HOUSING NUMBERS) (FURTHER AMENDED PLANS) LAND ADJACENT TO THE PARSONAGE, BISHOPS NYMPTON, SOUTH MOLTON. EX36 4PF

The Committee considered a report by the Chief Planning Officer (circulated previously – now appended).

The Committee noted that on page 26 of the report, first paragraph under the heading “Conclusion” that there was a typographical error and it should have referred to “Policy HSG2” not “HSG3”.

Councillor Mervyn Selley (Bishops Nympton Parish Council), Edward Stanbury (objector), Julia Mitchell (objector) and Mathew Steart (agent) addressed the Committee.

The Lead Planning Officer confirmed that eight off road car parking spaces would be provided on the site which could be managed by the Parish Council. Devon County Council was confident that a technical drainage solution could be achieved on site.

RESOLVED (unanimous) that the application be APPROVED subject to the completion of a section 106 agreement as recommended by the Chief Planning Officer and the Chief Planning Officer being delegated authority to:

- (a) allocate the Section 106 contributions towards public open space;
- (b) secure a technical solution for drainage on the site;
- (c) agree the management of the eight off road car parking spaces on the site through the section 106 agreement.

42 62382: EXPANSION OF ENTERPRISE PARK (AMENDED SCHEME DETAILS & PLANS) TREE BEECH RURAL ENTERPRISE PARK, GUNN, BARNSTAPLE. EX32 7NZ

The Committee considered a report by the Chief Planning Officer (circulated previously – now appended).

Councillor Alex Gockmann (Goodleigh Parish Council), Patricia O’Hanlon (objector), Geoffrey Heald (objector), Mr G. C. James (objector), Major Crosbie-Dawson (objector), John Bartlett (objector), Mathew Steart (agent) and Richard Huxtable (applicant) addressed the Committee.

Councillor Luggar (Ward Member) addressed the Committee.

In response to a question from the Committee, the applicant advised that he had no intention of building on the second green field (to the far south of the site) within his ownership adjoining the public highway.

The Lead Planning Officer advised that the Committee needed to take a balanced view in determining the application by considering all aspects of sustainable development and taking into account the National Planning Policy framework in relation to rural economic development and emerging Joint Local Plan. The Highways Authority did not consider the existing commercial use already on the site to cause “severe” issues. She also confirmed that the applicant was not required to provide a transport assessment for this application.

RESOLVED (7 for, 4 against and 1 abstained) that the application be APPROVED as recommended by the Chief Planning Officer.

Councillor Bonds left the meeting.

43 ADJOURNMENT OF MEETING

RESOLVED that the meeting be adjourned to enable a five minute comfort break.

RESOLVED that the meeting be re-convened to consider the remaining business.

44 62848: ERECTION OF TWO OPEN MARKET DWELLINGS & ONE AFFORDABLE DWELLING. LAND OFF MEADOWSIDE, ASHFORD. EX31 4BS

The Committee considered a report by the Chief Planning Officer (circulated previously – now appended).

The Senior Planning Officer reported the receipt of a letter from Victoria and Toby Barnes, who were unable to attend the meeting, and read the letter to the Committee.

Peter Dymond (objector), Mary Szymankiewicz (objector), Rosie Lane (supporter) and Wayne Bonds (on behalf of the applicant) addressed the Committee.

RESOLVED (10 for, 0 against and 1 abstained) that the application be APPROVED subject to the completion of a section 106 agreement as recommended by the Chief Planning Officer and the Chief Planning Officer being delegated authority to amend the wording of the conditions to include:

- (a) Condition 3 being amended to seek agreement of the roof material;
- (b) Condition 4 being amended to include a note to inform the type of appropriate landscaping;
- (c) Condition 6 being amended to ensure that there will be no surface water disposal on adjoining properties;
- (d) Condition 8 being amended to remove permitted development rights for alterations to the roof scapes;
- (e) An additional condition to remove permitted development rights for the side wall windows.

45 **63205: LISTED BUILDING CONSENT FOR ERECTION OF INTERNAL WALL (AMENDED DESCRIPTION) 4-5 BUTCHERS ROW, BARNSTAPLE. EX31 1BW**

The Committee considered a report by the Chief Planning Officer (circulated previously – now appended).

RESOLVED (unanimous) that the application be APPROVED as recommended by the Chief Planning Officer.

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.