

NORTH DEVON COUNCIL

Minutes of a meeting of the PLANNING COMMITTEE held at the Civic Centre, Barnstaple on Wednesday 8th October 2014 at 10.00 a.m.

PRESENT: Members:

Councillor Ley (Chairman)

Councillors Chesters, Clark, Edgell, Fowler, Haywood, Hockin, Lane, Moore, Tucker, Turner, Worden, J. Yabsley and P. Yabsley.

Councillors Biederman, Cann, Moores and White attended the meeting in accordance with Standing Order 9 (3).

Officers:

Planning Manager (MK), Assistant Solicitor (DH), Senior Planning Officer (DS), Lead Planning Officer (JW), Planning Officer (RB), Planning Officer (DB) and Member Services Officer (JG).

98 APOLOGIES

Apologies for absence were received from Councillors Croft and Flynn.

99 MINUTES

RESOLVED that the minutes of the meeting held on 10th September 2014 (circulated previously) be approved as a correct record and signed by the Chairman.

100 DECLARATIONS OF INTEREST

The following declaration of interest was announced:

Councillor Worden Planning applications 57260, 57838 and 58092: personal interests as the applicants were known to him.

101 57260: ERECTION OF ONE WIND TURBINE (50KW) TOGETHER WITH ASSOCIATED EQUIPMENT CABINET & ANCILLARY WORKS (AMENDED PLANS). LAND AT SLADE FARM, WEST ANSTEY, SOUTH MOLTON, DEVON EX36 3PW.

The Committee considered a report by the Planning Manager (circulated previously - now appended).

Mr. Holland (applicant), Mr. Verney (supporter), Councillor Dale (Parish Council representative) addressed the Committee.

Councillor Edgell declared a personal interest in the above application as a Member of the Exmoor National Park Authority.

Councillor J. Yabsley declared a personal interest in the above application as the Devon County Councillor for the area and also as a Member of the Exmoor National park Authority.

RESOLVED (12 for, 1 against) that the application be APPROVED subject to conditions being delegated to the Planning Manager including standard model conditions on the amended application in respect of noise, de-commissioning and a 25 year temporary consent for the following reasons: -

- (a) the economic benefits of the application and sustainability of the farm were considered to outweigh the landscape impact on the heritage assets; and
- (b) the applicant had sought to mitigate the harm to the landscape and heritage assets to the extent that it was now an acceptable proposal.

102 **57177: ERECTION OF NEW DWELLING (CORRECTED SITE PLAN). MOLEHAYES, KINGS NYMPTON, UMBERLEIGH, DEVON EX37 9SS.**

The Committee considered a report by the Planning Manager (circulated previously - now appended).

The Senior Planning Officer advised that the application was for a 3 bed dwelling rather than a 4 bed dwelling as detailed in error under the head of 'Proposal' on page one of the report. He also confirmed that there was a Tree Preservation Order (No.225) to a tree to the southern boundary of the site.

Mr. Headon (applicant), Councillor Govier (Parish Council representative) addressed the Committee.

Mr. Headon, in his representations to the Committee, offered to lower the ridge height of his proposed new dwelling should the Committee consider it necessary having regard to the views of the Conservation Officer.

Councillor White in his capacity as Ward Member addressed the Committee in support of the application.

RESOLVED (unanimous) that the application be DEFERRED for one cycle to enable the applicant to submit an amended application which seeks to lower the ridge height having regard to the views of the Conservation Officer; and secure the

provision of a local occupancy dwelling by way of a Section 106 agreement.

103 **ADJOURNMENT OF MEETING**

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

RESOLVED, that the meeting be reconvened to enable the remaining business to be transacted.

104 **57608: ERECTION OF A 500KW WIND TURBINE (HEIGHT: 67M, HEIGHT TO HUB:40M, BLADE DIAMETER:54M) TOGETHER WITH FORMATION OF NEW VEHICULAR ACCESS TRACK AND ASSOCIATED INFRASTRUCTURE. LAND AT EASTLEIGH BARTON, EASTLEIGH, BIDEFORD, DEVON EX39 4PA.**

The Committee considered a report by the Planning Manager (circulated previously - now appended).

The Planning Officer advised of one further letter of objection received since publication of the agenda which raised no new issues.

Mr. Ellam (applicant), Miss. Strutton (objector), Mr Farrington (in support), Mr. May (land owner), Mr. Robinson (objector), Mr. Leaney (agent), Mr. Ansell (objector) and Mr. Marshall (objector) addressed the Committee.

Councillor Biederman in his capacity as Ward Member addressed the Committee.

Councillor Cann addressed the Committee in support of the recommendation of refusal.

RESOLVED (unanimous) that the application be REFUSED as recommended by the Planning Manager.

105 **57721: ERECTION OF ONE LOCAL NEEDS DWELLING. LAND TO THE REAR OF BEECHWOOD HOUSE, NORWOOD FARM, BARNSTAPLE, DEVON EX31 3JS.**

The Committee considered a report by the Planning Manager (circulated previously - now appended).

Mr. Richards (applicant) and Carolynne Gold (agent) addressed the Committee.

The Planning Manager advised the Committee on policies relating to agricultural rural enterprises.

RESOLVED (unanimous) that the application be DEFERRED to provide an opportunity to seek an amended application in accordance with the requirements of Policy HSG 9 and / or Policy HSG 9a.

106 **ADJOURNMENT OF MEETING**

RESOLVED, that in accordance with Standing Order 20 and it being 12:35 p.m. the meeting adjourn for lunch and reconvene later in order for the remaining business to be transacted.

RESOLVED, that it being 1:20 p.m. the meeting be reconvened to enable the remaining business to be transacted.

107 **57838: CONSTRUCTION OF A POULTRY BROILER BREEDER ENTERPRISE TO INCLUDE 4 BROILER BREEDER UNITS, 12 FEED BINS, A SERVICE BUILDING, WATER RETENTION POND AND ASSOCIATED LANDSCAPING. HIGHER THORNE, RACKENFORD, TIVERTON, DEVON EX16 8ED.**

The Committee considered a report by the Planning Manager (circulated previously - now appended).

The Lead Planning Officer advised that a further letter of support from the Parish Council together with conditions recommended by the Environment Agency were received since publication of the agenda and had been circulated separately via e:mail to all Members of the Planning Committee.

Mr. Smaldon (applicant), Mr. Lever (agent), Councillor Lamb (Parish Council representative) and Mr. Verney (NFU representative) addressed the Committee in support of the application.

Lady Scott, Sheila Livesy-Van-Dorst and David Trezies addressed the Committee in objection to the application.

RESOLVED (12 for, 0 against, 1 abstention) that the application be APPROVED as recommended by the Planning Manager subject to the conditions to include: -

- (a) conditions recommended by the Environment Agency;
- (b) conditions recommended by Environmental Health; and
- (c) the re-wording of the condition (9) relating to odour mitigation to provide for the sealed storage of slurry transportation.

108 **58016: APPLICATION UNDER REGULATION 3 OF THE T & C P GENERAL REGULATIONS 1992 FOR LISTED BUILDING APPLICATION FOR ALTERATIONS & REPAIRS TO LODGE. CASTLE LODGE, NORTH WALK, BARNSTAPLE, DEVON EX31 1DF.**

The Committee considered a report by the Planning Manager (circulated previously - now appended).

The Lead Planning Officer advised that since publication of the agenda, English Heritage had raised no objection to the application and the Town Council had recommendation approval.

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

109 **58092: LISTED BUILDING APPLICATION FOR REPLACEMENT OF 3 FIRST FLOOR WINDOWS TOGETHER WITH RE-SLATING OF SOUTH ELEVATION. MIDDLE KNIGHTACOTT, BRATTON FLEMING, BARNSTAPLE, DEVON EX31 4SF.**

The Committee considered a report by the Planning Manager (circulated previously - now appended).

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

Chairman

The meeting ended at 2.30 p.m.

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