

NORTH DEVON COUNCIL

Minutes of a PLANNING COMMITTEE Site Inspection held on Tuesday 9th August 2011 at 9.30 a.m.

PRESENT: Members:

Councillor Mrs. Ley (Chairman)

Councillors Mrs. Chesters, Mrs. Croft, Edgell, Harrison (substitute for Councillor Mrs. Flynn), Mrs. Hunt, Lane, Luggar (substitute for Councillor J. Yabsley), Mathews (substitute for Councillor P. Yabsley – minute 27 only), Moore and Tucker.

Councillor White attended the meeting in accordance with Standing Order 9 (3) for application 51449.

Officers:

Planning Manager (MK), Development Control Manager (AKB), Senior Planning Officer (DS), Planning Officer (RB), Planning Lawyer (OB), Conservation Officer (CH), Senior Technical Environmental Health Officer (MS) and Democratic Services Co-ordinator (JG).

26 DECLARATIONS OF INTEREST

The following declarations of interest were announced: -

- | | |
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| Councillor Edgell | Planning Applications 51517/51449/51797/48172/52062: Personal Interest as a Member of Devon County Council.

Planning Application 51449: Personal Interest as one of the objectors was the daughter-in-law of a neighbour and another was at school with him 50 years ago. |
| Councillor Mrs. Hunt | Planning Application 51517: Personal Interest as a friend of hers resided in Park Lane. |
| Councillor Luggar | Planning Application 51517: Personal Interest as he worked with the owner of Caburn when he had previously worked as a self-employed contractor.

Planning Application 48172: Personal Interest as the applicant had acted as his Solicitor. |

Councillor Moore

Planning Application 52062: Personal Interest as the applicant was known to him via the South Molton Bowling Club.

27 51517: EXTENSION TO & CONVERSION OF APARTMENTS TO FORM ATTACHED EXTENSION TO CARE HOME (AMENDED PLANS) (FURTHER AMENDED PLANS), PARK LANE CARE HOME & CABURN PARK LANE, NEWPORT, BARNSTAPLE, DEVON EX32 9AL

Also Present:

Mr. P. Young, Highways Officer, County Environment, Devon County Council
Councillor Knight, Barnstaple Town Council
Mr. D. Birch, Agent

The Committee received the following statement from the Planning Lawyer:

"Any observations which are made by Members, either individually or as a Committee, are limited to those issues raised by the Planning Committee on 13th July 2011. They are made after viewing the site and on the basis of the limited information available on site.

The observations are not to be taken as an indication that the proposal is acceptable or unacceptable, or that any individual Member considers the application acceptable or unacceptable. A full presentation and consideration of all of the planning issues will be made when the matter is determined by the Planning Committee."

The Committee considered the reason for the site inspection as resolved by the Planning Committee at its meeting on 13th July 2011 (circulated previously), that being to consider the impact of the application in relation to the street scene within the conservation area.

The Lead Planning Officer (RB) briefly outlined the report (circulated previously).

The Committee:

- Met in Park Lane at the front of the care home then walked to the garden at the rear noting the position of the proposed rear extension and trees that would need to be removed as part of the proposal;
- walked up the side entrance of Caburn Apartments through to the rear parking area noting the position of the proposed lift shaft and proposed extension at ground level;
- observed the existing and proposed parking arrangements and turning area;

- viewed the proposal from the garden of the property known as Seacombe House, noting the relationship to the proposal;
- noted the proposed loss of trees which were presently visible from Seacombe House;
- returned to Park Lane to face Caburn Apartments noting as it did so, the proposed setting back of the existing hedgerow to provide additional visibility and the repositioned access arrangements;
- considered the connecting lobby and the impact it may have on the existing street scene within the conservation area; and
- noted the size of the commercial establishment within a predominantly residential area.

28 51449: ERECTION OF 10 DWELLINGS WITH GARAGES, ACCESS ROAD & VILLAGE PARKING (AMENDMENT OF PROPOSED THREE STOREY DWELLINGS TO PROPOSED TWO STOREY DWELLINGS), BONDS FARM, ATHERINGTON, UMBERLEIGH, DEVON EX37 9HY

Also Present:

Mr. P. Young, Highways Officer, County Environment, Devon County Council
Mr. N. Polkinghorne, Agent
Mr. D. Buswell, Proposed developer

The Committee received the following statement from the Planning Lawyer:

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The Committee considered the reasons for the site inspection as resolved by the Planning Committee at its meeting on 13th July 2011 (circulated previously), those being: -

- (a) to consider the access arrangements and traffic movements;

- (b) to consider the highway concerns in relation to visibility;
and
- (c) to consider how the design of the dwellings related to the village setting.

The Lead Planning Officer (DS) briefly outlined the report (circulated previously).

The Committee:

- gathered on the raised green area noting the position of Bonds Farm, listed building and that of Sunnyhaven;
- observed the built up area and mix of residential properties together with the dominant feature of St. Mary's Church;
- was advised that the proposed scheme would replicate the style of the new buildings opposite the green;
- noted the position of the proposed entrance to the site would result in the loss of the existing oak tree;
- received a brief summary from the Highways Officer in respect of increased traffic movements, visibility splays and adequacy of the spacing between junctions;
- observed the proposed access arrangements from the rear of the property known as Bonds Farm;
- observed the position of the proposed car parking area for 6 spaces;
- acknowledged the junction which presently served Bonds Farm;
- walked to the far end of the site noting the position of existing bungalows including St. Kits and Meadowside and the relationship between their rear gardens and the nearest property as part of the proposal;
- walked along the road to the limit of the village before heading towards Torrington noting again the mix of styles of properties through the village;
- noted the traffic movements within the village which included a significant number of service vehicles; and
- observed the style of houses on its way to Burrington, including the listed Church and Old Sawmills development.

29 51797: ERECTION OF ONE 55KW WIND TURBINE (HEIGHT 34 METRES, HEIGHT TO HUB 25 METRES, BLADE DIAMETER 18 METRES), BEDPORT POULTRY FARM, BURRINGTON, UMBERLEIGH, DEVON EX37 8LE

Also Present:

Councillor Short, Parish Council
Mr. Van Den Berg, applicant

The Committee received the following statement from the Planning Lawyer:

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The Committee considered the reasons for the site inspection as resolved by the Planning Committee at its meeting on 13th July 2011 (circulated previously), that being to consider the impact on the amenities of neighbouring properties and landscape.

The Lead Planning Officer (DS) briefly outlined the report (circulated previously).

The Committee:

- viewed the area to the east of the site from Five Oaks Cross to Balls Bridge;
- noted the location of Pavington Farm, Burrington Radar Dome and Aylescott Dryers from various vantage points;
- from the junction at Pavingtons, noted the crest of trees which were near the location at which the turbine was proposed to be sited;
- acknowledged points where the turbine would rise in the field as the bus approached the site
- noted the position of Bryher Cottage and how the proposed position of the Turbine would appear a little higher than the Radar Dome at that position;
- noted the nearest distance of 500 metres from the turbine to neighbouring properties;

- stopped at Red Letters Cross to observe the view as also provided in the photo montage provided by the applicant;
- noted the height of the Devon hedges within the landscape and how they obscured some views of the proposed site;
- observed the location of Bedport Poultry Farm.

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

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

30 48172: ERECTION OF 1 OPEN MARKET & 2 AFFORDABLE DWELLINGS (AEMNDED DESCRIPTION & DRAWINGS), FORMER ORCHARDS & WALLED GARDEN, EAST WORLINGTON HOUSE, EAST WORLINGTON, CREDITON EX17 4TS

Also Present:

Councillor Wall, Parish Council
Mr. A. Gordon Lee on behalf of the applicant
Mr. P. Young, Highways Officer, County Environment, Devon County Council

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The Committee considered the reasons for the site inspection as resolved by the Planning Committee at its meeting on 13th July 2011 (circulated previously), that being to consider the traffic and access arrangements.

The Lead Planning Officer (MK) briefly outlined the report (circulated previously).

The Committee:

- stood at the existing access adjoining 'Kinloch' noting the walled garden and two affordable dwelling sites to the west;
- observed the listed church, village hall, stables, East Worlington House and proposed access points;
- was advised that the present scheme did not include provision of parking for the Village Hall;
- received a summary of the concerns of the Highways Officer in relation to increased traffic movements, adequacy of highway and visibility splays
- stood at the proposed new access to the site;
- noted the current accesses to East Worlington House;
- entered the site of the proposed open market dwelling; and
- observed the access points along the road, parking provision for the village hall and location of the school.

31 52062: INSTALLATION OF ONE 50KW WIND TURBINE (HUB HEIGHT 24.6 METRES OVERALL HEIGHT 34.2M, BLADE LENGTH 9 METRES), PARSONAGE FARM (OS 276360, 124166), BISHOPS NYMPTON, SOUTH MOLTON, DEVON EX36 3QL.

Also Present:

Mr. Verney, Applicant

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The Committee considered the reasons for the site inspection as resolved by the Planning Committee at its meeting on 13th July 2011 (circulated previously), that being to consider the impact of the amenities of neighbouring properties and landscape.

The Development Control Manager briefly outlined the report (circulated previously).

The Committee:

- stood in the field to the north-east of the farmstead, the site of the proposed turbine;
- noted the height of the telecommunication mast to the north of the site;
- noted the site of the proposed turbine, existing anemometer mast and its distance from the village and the property known as Glebeland Villas to the left;
- observed how the Church Tower stood within the local landscape and the view climbing up the valley and across to the village;
- noted the telecommunication mast to the north and the listed farmstead which lay just below the ridge where the turbine was proposed to be located

Chairman

The meeting ended at 5:30 p.m.

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