

NORTH DEVON COUNCIL

Minutes of a meeting of the PLANNING COMMITTEE held at the Civic Centre, Barnstaple on Wednesday 16th April 2014 at 10.00 a.m.

PRESENT: Members:

Councillor Ley (Chairman)

Councillors Chesters, Edgell, Fowler, Hockin (minutes 6 – 9), Lane, Moore, Tucker, Worden and J. Yabsley.

Councillors Barker, Davis and Greenslade attended the meeting in accordance with Standing Order 9 (3).

Officers:

Planning Manager (MK), Lead Planning Officers (RP and JW), Senior Planning Officer (MB), Planning Officer (RB), Assistant Solicitor (DH) and Senior Member Services Officer (BT).

Also present:

M. Collins and B. Hensley (DCC Highway Officers).

6 APOLOGIES

Apologies for absence were received from Councillors Clark, Croft, Flynn, Turner and P. Yabsley.

7 MINUTES

RESOLVED that the minutes of the meetings held on 5th March 2014 (circulated previously) be approved as correct records and signed by the Chairman.

8 DECLARATIONS OF INTEREST

The following declaration of interest was announced:

Councillor Chesters Planning application 56878: Personal interest as the agent was her architect.

Councillor Lane Planning application 56047: Personal interest as an objector was known to him.

Planning application 56878: Prejudicial interest as the owner of the site.

Councillor Moore	Planning application 56920: Personal and prejudicial interest as a Member of South Molton Town Council
Councillor Worden	Planning application 56920: Personal and prejudicial interest as a Member of South Molton Town Council

9 **56047: OUTLINE APPLICATION FOR UP TO 80 RESIDENTIAL DWELLINGS WITH ASSOCIATED GARDENS, PARKING, SERVICES, INFRASTRUCTURE & PUBLIC OPEN SPACE, STRUCTURAL PLANTING & ACCESS OF ROBOROUGH ROAD (ADDITIONAL INFORMATION). LAND AT TRAYNE FARM, PILTON WEST, BARNSTAPLE, DEVON EX31 4JQ.**

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

Councillors Edgell and J. Yabsley declared personal interests in the above application as members of Devon County Council.

Patrick May (objector), Mary Hick (objector), Mary Pepper (objector), Jeremy Bishop (objector), Mr Pugsley (objector), Paul Bennett (objector), Peter Molony (objector) and David Hurford (objector) addressed the Committee.

Councillor Greenslade (adjacent Ward Member and adjacent Devon County Councillor) addressed the Committee.

Councillor Greenslade declared a personal interest in the above application as a member of Devon County Council, Devon and Somerset Fire Authority and his son-in-law was a Police Constable.

Councillor Davis (Devon County Council Ward Member and adjacent Ward Member) addressed the Committee.

RESOLVED (7 for, 1 against, 1 abstention) that the application be APPROVED subject to:

- (a) conditions being delegated to the Planning Manager;
- (b) a Section 106 Agreement being completed to secure all the work, specified in the agenda report;
- (c) the necessary land being dedicated and associated financial contributions agreed towards the provision of a re-designed roundabout at North Devon District Hospital junction and improvements to the highway network at Northfield Lane, Bellaire and Pilton Bridge junction;

- (d) consideration being given by the Executive as to whether or not to include this site within the development boundary of Barnstaple in the draft joint Local Plan;
- (e) that in the event that any of these requirements cannot be delivered the application be brought back to the Committee for consideration.

Councillor Edgell abstained from voting.

10 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.

11 ORDER OF AGENDA

RESOLVED, that application 56877 be considered prior to application 56406.

12 56877: RETROSPECTIVE APPLICATION FOR CONSTRUCTION OF FIRE ESCAPE LANDING, BALUSTRADE AND LADDER AT 6 BRANNAMS COURT, LITCHDON STREET, BARNSTAPLE, DEVON EX32 8LT.

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

Samantha Robinson (objector), Sally Newby (objector) and Jerry Kent (agent) addressed the Committee.

RESOLVED (7 for, 1 against) that the application be APPROVED as recommended by the Planning Manager subject to the fire escape landing, balustrade and ladder being removed when the present owner vacates the property and that the wording of the associated condition(s) be delegated to the Planning Manager .

13 56406: ERECTION OF ONE UNIT OF HOLIDAY ACCOMMODATION (AMENDED PLAN & CERTIFICATE) LAND AT MOOR LANE, GEORGEHAM, BRAUNTON, DEVON EX33 1PA.

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

The Lead Planning Officer advised that since publication of the agenda, one further of objection had been received from the owner of Middleborough House.

RESOLVED that it being 1:00 p.m. and in accordance with Standing Order 20, the meeting continue in order for the remaining business to be transacted.

Councillor Edward Short (Georgeham Parish Council), John White (on behalf of Penny Bigwood, objector), Brian Whitty (objector), Stephen Gillespie (objector), Aaron Bremner (applicant) and Will Goodall (agent) addressed the Committee.

Councillor Barker (Ward Member) addressed the Committee.

RESOLVED (7 for, 1 against) that the application be APPROVED:

(a) as the provision of holiday accommodation was considered to be recreational use, supported Policy EC9 and enhanced the site; and

(b) that the precise wording for the reasons for approval be presented to the next meeting of the Committee for consideration.

14 56878: DEMOLITION OF EXISTING DWELLING & ERECTION OF TWO DWELLINGS & ASSOCIATED WORKS (AMENDED PLAN). CARISBROOKE, VICARAGE ROAD, LANDKEY, BARNSTAPLE, DEVON EX32 0JR

Councillor Lane declared a prejudicial interest in the above application and left the room during the consideration thereof.

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

RESOLVED (7 for, 1 against) that the application be APPROVED as recommended by the Planning Manager.

Councillor Edgell abstained from voting.

15 56920: CHANGE OF USE OF LAND FROM AGRICULTURE TO CAR PARK & ALLOTMENT GARDENS. LAND OPPOSITE COMMUNITY WOODLAND, PARSONAGE LANE, SOUTH MOLTON, DEVON.

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

The Lead Planning Officer reported that the applicant had submitted an amended scheme which reduced the number of car parking spaces to service the woodland to 10. She recommended that condition 3, be amended by the addition of the following wording to state “The car parking area **which shall be limited to 16 de-marked spaces only** shall be provided.....”.

Marc Cornelius (objector) and Jeremy Holton (agent) addressed the Committee.

Councillor Moore declared a personal and prejudicial interest as a Member of South Molton Town Council, addressed the Committee and then left the room during the consideration of the application.

Councillor Worden declared a personal and prejudicial interest as a Member of South Molton Town Council, addressed the Committee and then left the room during the consideration of the application.

RESOLVED (unanimous) that the application be APPROVED as recommended by the Planning Manager subject to condition 3 being amended as follows:

“The car parking area **which shall be limited to 16 de- marked spaces only** shall be provided with a lockable gate and shall only be used by a maximum of six cars associated with and controlled by the allotment holders until such time as:

- (a) Passing places have been provided in accordance with condition 4 below and
- (b) The connection from Mole Ridge Way onto North Road has been provided and is available for use by vehicular traffic”.

16 APPOINTMENT OF PLANNING SITE INSPECTION SUB-COMMITTEE.

The Committee considered a report by the Member Services Officer (circulated previously) regarding the procedure for appointing a Planning Site Inspection Sub-Committee.

RESOLVED:

- (a) That the full Planning Committee conduct site inspections in accordance with Appendix I of the report (now appended); and
- (b) That the Chairman of the Planning Committee be appointed as Chairman of the Site Inspection Sub-Committee.

Chairman

The meeting ended at 2.07 p.m.

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