

Committee Administrator
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PLEASE NOTE: Members of the public wishing to speak to a planning application are requested to contact the Committee Administrator at least 24 hours before the meeting starts. We are unable to accommodate public speakers who have not pre registered but members of the public are welcome to attend and observe the meeting virtually.

Important - this meeting will be conducted and recorded by Zoom only. Please do not attend Phoenix House. The attached Protocol for Remote Meetings explains how this will work.

To join the Zoom Meeting please use the following link:

<https://zoom.us/j/98604307578?pwd=a0RwUXQwU2VqaFFydk5TMC81Rmx5dz09>

Meeting ID: 986 0430 7578
Password: 902722

One tap mobile

08000315717,,98604307578#,,,,0#,,902722# United Kingdom Toll-free
08002605801,,98604307578#,,,,0#,,902722# United Kingdom Toll-free

Dial by your location

0 800 031 5717 United Kingdom Toll-free

0 800 260 5801 United Kingdom Toll-free

0 800 358 2817 United Kingdom Toll-free

Meeting ID: 986 0430 7578
Password: 902722

MID DEVON DISTRICT COUNCIL

PLANNING COMMITTEE

A MEETING of the **PLANNING COMMITTEE** will be a virtual Meeting on Wednesday, 15 July 2020 at 2.15 pm

The next ordinary meeting of the Committee will take place on Wednesday, 12 August 2020 at 2.15 pm and will be a virtual meeting

STEPHEN WALFORD

Chief Executive
7 July 2020

Councillors: Mrs F J Colthorpe (Chairman), Mrs C P Daw, R F Radford, E J Berry, L J Cruwys, S J Clist, F W Letch, D J Knowles, B G J Warren and S J Penny

A G E N D A

MEMBERS ARE REMINDED OF THE NEED TO MAKE DECLARATIONS OF INTEREST PRIOR TO ANY DISCUSSION WHICH MAY TAKE PLACE

- 1 **VIRTUAL MEETING PROTOCOL** *(Pages 5 - 10)*
Members to note the Virtual Meeting Protocol

- 2 **APOLOGIES AND SUBSTITUTE MEMBERS**
To receive any apologies for absence and notices of appointment of substitute.

- 3 **PUBLIC QUESTION TIME**
To receive any questions relating to items on the Agenda from members of the public and replies thereto.

Note: A maximum of 30 minutes is allowed for this item.

- 4 **DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT**
Councillors are reminded of the requirement to declare any interest, including the type of interest, and reason for that interest at each item.

- 5 **MINUTES OF THE PREVIOUS MEETING** *(Pages 11 - 22)*
Members to consider whether to approve the minutes as a correct record of the meeting held on 17TH June 2020

- 6 **CHAIRMAN'S ANNOUNCEMENTS**
To receive any announcements the Chairman may wish to make.

- 7 **DEFERRALS FROM THE PLANS LIST**
To report any items appearing in the Plans List which have been deferred.

- 8 **THE PLANS LIST** *(Pages 23 - 66)*
To consider the planning applications contained in the list.

- 9 **MAJOR APPLICATIONS WITH NO DECISION** *(Pages 67 - 68)*
List attached for consideration of major applications and potential site visits.

- 10 **APPEAL DECISIONS** *(Pages 69 - 70)*
To receive for information a list of recent appeal decisions.

- 11 **19/01430/FULL HIGHFIELD FARM - ERECTION OF AN OFFICE BUILDING AND CHANGE OF USE OF AND CHANGE OF USE FROM AGRICULTURE TO GROUNDWORKS DEPOT** *(Pages 71 - 84)*
At the Planning Committee meeting on 17th June 2020, Members advised that they were minded to refuse the above application and invited an implications report for further consideration.

- 12 **19/01189/OUT LAND NORTH OF TOWN FARM BURLESCOMBE - OUTLINE FOR THE ERECTION OF TWO DWELLINGS (REVISED**

SCHEME) (Pages 85 - 112)

At the Planning Committee meeting on 17th December 2019, Members advised that they were minded to refuse the above application and invited an implications report for further consideration.

13 **TREE PRESERVATION ORDER 20/00002 - FORMER PRIMARY SCHOOL, NEWTON ST CYRES, EXETER (Pages 113 - 118)**

To receive a report of the Head of Planning, Economy and Regeneration regarding this Tree Preservation Order

14 **TREE PRESERVATION ORDER 20/00003 - LAND AT MEADOW PARK, WILLAND, DEVON (Pages 119 - 122)**

To receive a report of the Head of Planning, Economy and Regeneration regarding this Tree Preservation Order

15 **ACCESS TO INFORMATION - EXCLUSION OF PRESS AND PUBLIC**

It may be necessary to pass the following resolution to exclude the press and public having reflected on Article 12 12.02(d) (a presumption in favour of openness) of the Constitution. This decision may be required because consideration of this matter in public may disclose information falling within one of the descriptions of exempt information in Schedule 12A to the Local Government Act 1972. The Planning Committee will need to decide whether, in all the circumstances of the case, the public interest in maintaining the exemption, outweighs the public interest in disclosing the information.

To consider passing the following resolution so that financial information and legal issues may be discussed.

Recommended that under Section 100A(4) of the Local Government Act 1972 the public be excluded from the next item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 respectively of Part 1 of Schedule 12A of the Act, namely information relating to the financial or business affairs of any particular person (including the authority holding that information) and paragraph 5, information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

16 **APPEAL - APPLICATION 17/01359/MOUT - OUTLINE FOR THE ERECTION OF 60 DWELLINGS AND CONSTRUCTION OF NEW VEHICULAR ACCESS ONTO HIGHWAY TO THE WEST OF THE SITE - LAND AND BUILDINGS AT NGR 302469 114078, HIGHER TOWN, SAMPFORD PEVERELL (Pages 123 - 134)**

To consider a report of the Head of Planning, Economy and Regeneration and the Head of Legal Services (Monitoring Officer).

The Human Rights Act 1998 came into force on 2nd October 2000. It requires all public authorities to act in a way which is compatible with the European Convention on Human Rights. The reports within this agenda have been prepared in light of the Council's obligations under the Act with regard to decisions to be informed by the principles of fair balance and non-discrimination.

Covid-19 and meetings

The Council will be holding some meetings in the next few weeks, but these will not be in person at Phoenix House until the Covid-19 crisis eases. Instead, the meetings will be held remotely via Zoom and you will be able to join these meetings via the internet. Please see the instructions on each agenda and read the Protocol on Remote Meetings before you join.

If you want to ask a question or speak, email your full name to Committee@middevon.gov.uk by no later than 4pm on the day before the meeting. This will ensure that your name is on the list to speak and will help us ensure that you are not missed – as you can imagine, it is easier to see and manage public speaking when everyone is physically present in the same room. Notification in this way will ensure the meeting runs as smoothly as possible.

If you require any further information please contact Carole Oliphant on:
E-Mail: coliphant@middevon.gov.uk