

Committee Administrator
Sally Gabriel
Tel: 01884 234229
E-Mail: sgabriel@middevon.gov.uk

PLEASE NOTE: Members of the public wishing to speak to a planning application are requested to contact the Committee Administrator before the meeting starts.

MID DEVON DISTRICT COUNCIL
PLANNING COMMITTEE

A MEETING of the **PLANNING COMMITTEE** will be held in the Town Hall on Wednesday, 3 December 2014 at 2.15 pm

The next ordinary meeting of the Committee will take place on Wednesday, 7 January 2015 at 2.15 pm in the Council Chamber, Town Hall, Tiverton

KEVIN FINAN
Chief Executive
25 November 2014

Councillors: F J Colthorpe (Chairman), M D Binks, H Bainbridge, D L Brandon, J M Downes, E G Luxton, R F Radford, M E Squires (Vice Chairman), R L Stanley, A V G Griffiths, P J Heal, L J Holloway, D J Knowles, J D Squire and K D Wilson

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 **APOLOGIES AND SUBSTITUTE MEMBERS**
To receive any apologies for absence and notices of appointment of substitute
- 2 **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
- 3 **MINUTES OF THE PREVIOUS MEETING** (*Pages 5 - 28*)
To receive the minutes of the meeting of 5 November 2014 (attached)
- 4 **CHAIRMAN'S ANNOUNCEMENTS**
receive any announcements the Chairman may wish to make.
- 5 **APPLICATION 14/01452/MFUL - INSTALLATION OF SOLAR ENERGY FARM ON 13.34 HA OF LAND TO GENERATE 5.5 MEGAWATTS OF ENERGY (REVISED SCHEME) AT LAND AT NGR 299298 125070 (EAST OF BOWDENS LANE), SHILLINGFORD**

(Pages 29 - 64)

- To receive an implications report by the Head of Planning and Regeneration following discussions at the previous meeting where Members were minded to refuse the application.

6 **APPLICATION 14/01207/FULL - ERECTION OF A TWO STOREY EXTENSION AND CONVERSION OF TIMBER GARAGE TO ANCILLIARY ACCOMMODATION, (REVISED SCHEME) AT ROSE COTTAGE, UPLOWMAN, TIVERTON** *(Pages 65 - 72)*

- To receive an implications report by the Head of Planning and Regeneration following discussions at the previous meeting where Members were minded to approve the application.

7 **ENFORCEMENT LIST** *(Pages 73 - 100)*

- To consider the items contained in the Enforcement List.

During discussion of items 4 and 5 on the list 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) in 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 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.

ACCESS TO INFORMATION ACT – EXCLUSION OF THE PRESS AND PUBLIC

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 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).

8 **DEFERRALS FROM THE PLANS LIST**

- To report any items appearing in the Plans List which have been deferred.

9 **THE PLANS LIST** *(Pages 101 - 126)*

- To consider the planning applications contained in the list.

10 **THE DELEGATED LIST** *(Pages 127 - 146)*

– To be noted.

- 11 **MAJOR APPLICATIONS WITH NO DECISION** (*Pages 147 - 150*)
- List attached for consideration of major applications and potential site visits.
- 12 **APPEAL DECISIONS** (*Pages 151 - 152*)
- To receive for information a list of recent appeal decisions.

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.

Anyone wishing to film part or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so, as directed by the Chairman. Any filming must be done as unobtrusively as possible from a single fixed position without the use of any additional lighting; focusing only on those actively participating in the meeting and having regard also to the wishes of any member of the public present who may not wish to be filmed. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chairman or the Member Services Officer in attendance so that all those present may be made aware that is happening.

Members of the public may also use other forms of social media to report on proceedings at this meeting.

Members of the public are welcome to attend the meeting and listen to discussion. Lift access to the Council Chamber on the first floor of the building is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available. There is time set aside at the beginning of the meeting to allow the public to ask questions.

An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, or

If you would like a copy of the Agenda in another format (for example in large print) please contact Sally Gabriel on:

Tel: 01884 234229

Fax:

E-Mail: sgabriel@middevon.gov.uk