

Committee Administrator
Carole Oliphant
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PLEASE NOTE: - this meeting will take place at Phoenix House and members of the Public and Press are encouraged to attend via Zoom wherever possible. The Protocol for Hybrid Meetings explains how this will work. Please do not attend Phoenix House without contacting the committee clerk in advance, in order that numbers of people can be appropriately managed in physical meeting rooms.

Join Zoom Meeting

<https://zoom.us/j/98647825024?pwd=cVk2UDA4UVN3VkY0NGttTjdPM05iZz09>

Meeting ID: 986 4782 5024

Passcode: 790257

One tap mobile

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MID DEVON DISTRICT COUNCIL

PLANNING COMMITTEE

A MEETING of the **PLANNING COMMITTEE** will be held in the Phoenix Chamber, Phoenix House, Tiverton on Wednesday, 16 March 2022 at 2.15 pm

The next ordinary meeting of the Committee will take place on Wednesday, 30 March 2022 at 2.15 pm in the Phoenix Chamber, Phoenix House, Tiverton

STEPHEN WALFORD

Chief Executive

8 March 2022

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

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 **DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT**
To record any interests on agenda matters.

- 4 **MINUTES OF THE PREVIOUS MEETING** (*Pages 5 - 10*)
To consider whether to approve the minutes as a correct record of the meeting held on 2nd March 2022.

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

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

- 7 **THE PLANS LIST** (*Pages 11 - 48*)
To consider the planning applications contained in the list.

- 8 **21/02113/FULL - NEWCOMBES SURGERY, CLIFFORD GARDENS, CREDITON** (*Pages 49 - 60*)
The above application was considered at committee on 2nd March 2022, members resolved to recommend approval subject to;

- i) A legal agreement with DCC to secure the education contribution of £17,097 towards primary education infrastructure;
- ii) Delegated authority being given to the Interim Development Management Manager to request of the applicant amendments to Conditions 5, 6, 7 and 8 to remove the wording 'prior to first occupation' and replace with the wording 'prior to work commencing'. Should such a proposal not be agreed by the applicant, then the application return to the next available committee meeting for further consideration.

The application is being brought back to committee in order to provide clarification as to when a change of use application is likely to be required, should the C3 use be granted. The Interim Development Management Manager will provide verbal clarification on this matter at the meeting.

In light of the concerns raised by members in respect of the details required by conditions 5-8, further information in relation to landscaping, cycle storage, refuse storage and parking layouts are expected to be received in advance of the meeting. A further update will be provided on this as part of the written update sheet to members.

Covid-19 and meetings

From 7 May 2021, the law requires all councils to hold formal meetings in person. However, the Council is also required to follow government guidance about safety during the pandemic. The Council will enable all people to continue to participate in meetings via Zoom.

You are strongly encouraged to participate via Zoom to keep everyone safe - there is limited capacity in meeting rooms if safety requirements are to be met. There are restrictions and conditions which apply to those in the building and the use of the building. You must not attend a meeting at Phoenix House without complying with the requirements in the new protocol for meetings. You must follow any directions you are given.

Please read the new meeting protocol which is available here: [REVISEDMeetingProtocolupdateMarch2022.docx.pdf \(middevon.gov.uk\)](#)

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 would like a copy of the Agenda in another format (for example in large print) please contact Carole Oliphant on:

Tel: 01884 234209

Fax:

E-Mail: coliphant@middevon.gov.uk

Public Wi-Fi is available in all meeting rooms.