

MID DEVON DISTRICT COUNCIL

MINUTES of a **MEETING** of the **PLANNING COMMITTEE** held on 30 August 2023
at 2.15 pm

Present

Councillors

L J Cruwys (Chairman)
S J Clist, G Cochran (Vice Chairman),
Mrs F J Colthorpe, G Duchesne, R Gilmour,
M Jenkins, F W Letch, N Letch, M Farrell
and S Robinson

Apology

Councillor

B Holdman

Also Present

Councillors

D Broom, J Buczkowski and C Harrower

Also present

Virtually

E Buczkowski, S Keable, L Knight and D Wulff

Also Present

Officers

Maria De Leiburne (District Solicitor and Monitoring Officer), Angharad Williams (Development Management Manager), John Millar (Area Team Leader), Tina Maryan (Area Planning Officer), Dr Stephen Carr (Corporate Performance & Improvement Manager), David Parker (Member Services & Policy Research Officer) and Sarah Lees (Member Services Officer)

Also in

Attendance

Michelle Woodgate, Highways, Devon County Council

23 APOLOGIES AND SUBSTITUTE MEMBERS

Apologies were received from Cllr B Holdman who was substituted by Cllr S Robinson.

24 PUBLIC QUESTION TIME

There were no public questions.

25 DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT

Members were reminded of the need to declare any interests where appropriate.

Cllr S Clist declared a Disclosable Pecuniary Interest and a Personal Interest in relation to item 2 on the Plans List – the redevelopment of site and erection of a Chapel of Rest and Funeral Parlour (Use Class E) at 19 High Street, Cullompton, Devon – since the applicant was known to him and had arranged funerals in the past for his family. He would leave the meeting for the duration of this item.

26 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on the 12 July 2023 were agreed as a true record and duly signed by the Chairman.

27 CHAIRMAN'S ANNOUNCEMENTS

The Chairman reminded the Committee that there would be a site visit at 9.45am on 5th September 2023 regarding: 22/00907/FULL – Retention of disused quarry for use as two firing ranges at Devon & Cornwall Constabulary, Pondground Quarry, Holcombe Rogus, Devon. Further details would be circulated in due course.

28 WITHDRAWALS FROM THE AGENDA

There were no withdrawals from the Plans List.

29 THE PLANS LIST (00:06:00)

The Committee considered the application in the *Plans List.

Note: *List previously circulated and attached to the minutes.

- a) 23/00073/MFUL – Change of use of A Block (1040 sqm) from D1 (Non Residential Institutions) to B8 (storage or distribution) at Petroc, Bolham Road, Tiverton.

The Area Team Leader outlined the contents of the report by way of presentation which highlighted the following:

- The position of the application site within the Petroc campus.
- Consideration of the safeguarding impacts.
- The proposed hours of operation which were 8.30am to 5.30pm Monday to Friday and 8.30am to 2.00pm on Saturday's.
- Security arrangements both during operating hours and overnight.
- Photographs showing the view from the building, looking towards the entrance, views to the south and the roads left and right.
- The proposed parking area was also illustrated in addition to the gates and entrances into and out of the building for the customers to use.
- Some initial objections had been made by the Economic Development Team who were concerned about the potential loss of education provision.
- Highways had raised no objections.

Consideration was given to:

- The continuing lack of educational facilities for 16 – 18 year olds in the local area, students having to attend colleges in Exeter or Taunton in order to study for 'A' levels.
- The expansion of the town due to the growing number of new housing developments creating more young people needing post 16 education.
- Highways concerns, especially along Kennedy Way and Bolham Road during school opening and closing hours.

- The type and extent of the proposed security arrangements.
- Granting a time limited permission was not an option.
- Concerns regarding the company's business plan was not a material planning consideration.
- A discussion relating to the different models of education was not relevant to this application.

It was therefore **RESOLVED** that planning permission be granted subject to conditions.

(Proposed by Cllr S Clist and seconded by Cllr F Letch MBE)

Reason for the Decision – as set out in the report.

Notes:

- (i) The Agent spoke. An invitation was extended by the Chief Executive from Petroc to come and talk to Members about existing and future plans at Petroc.
- (ii) Cllr Tim Bridger spoke as a representative from Tiverton Town Council.

b) 23/00896/FULL – Redevelopment of site for the erection of a Chapel of Rest and Funeral Parlour (Use Class E) at High Street, Cullompton, Devon.

The Area Planning Officer outlined the contents of the report by way of presentation which highlighted the following:

- Two main issues had been considered in relation to the application, access and the impact of the design on the Conservation Area.
- Highways had no objection to the application.
- Concerns regarding the safety of pedestrians had been considered and a condition included to restrict the vehicles using the yard to those using or visiting the business only.
- The Conservation Officer had had some initial concerns and had suggested some changes including the removal of a clock feature which would have been too grand. They were now satisfied that the design better reflected the historic character of the site.
- Photographs were shown showing what the site looked like now, where the bus stop was in relation to the site, where and what the surrounding buildings were which fully enclosed the site in question.

Consideration was given to:

- The yard at the rear of the site being big enough to allow the turning of large vehicles, it was confirmed that it was.
- Safeguarding issues regarding the use of nearby buildings by children.
- A standard archaeological condition was included such that no development could take place on the site until a 'written scheme of investigation' had been submitted and approved by the Local Planning Authority.

- Concerns regarding the safety of pedestrians were expressed due to the busy nature of the pathway and the blind corner upon exiting the site.
- Highways would not support the use of mirrors or cameras and were keen to stress that access permission had already been granted and concerns regarding the position of the bus stop had already been tested at appeal.
- Appropriate signage into and out of the site, bearing in mind the site was in a Conservation Area, might address some of the concerns regarding pedestrian safety.

It was therefore **RESOLVED** that planning permission be granted subject to conditions with an additional condition requiring additional safety measures to be agreed in relation to the access, including appropriate signage, and that delegated authority be given to the Development Management Manager, the Chairman of Planning Committee and the Ward Member to agree appropriate wording.

(Proposed by the Chairman)

Reason for the Decision – as set out in the report.

Notes:

- (i) One of the Ward Members, Cllr James Buczkowski spoke.
- (ii) Cllr S Clist declared a Disclosable Pecuniary Interest and a Personal Interest in relation to item 2 on the Plans List – the redevelopment of site and erection of a Chapel of Rest and Funeral Parlour (Use Class E) at 19 High Street, Cullompton, Devon – since the applicant was known to him and had arranged funerals in the past for his family. He would leave the meeting for the duration of this item.

30 MAJOR APPLICATIONS WITH NO DECISION (01:01:00)

The Committee had before it, and **NOTED**, a list *of major applications with no decision.

It was **AGREED** that the applications remain as delegated.

Note: *List previously circulated, copy attached to the minutes.

31 APPEAL DECISIONS (01:02:00)

The Committee had before it, and **NOTED**, a list of appeal decisions.

Note: *List previously circulated, copy attached to the minutes.

32 PERFORMANCE DASHBOARD 01:04:00)

The Corporate Performance and Improvement Manager gave a presentation to the Committee regarding the Performance Dashboard. This illustrated a series of tables showing performance indicators against planning targets, associated corporate risks and a helpful pie chart.

During the brief discussion that followed, the Dashboard was considered to be accessible, however, it was felt that it should also include performance in relation to Planning Enforcement. It was agreed that this would be investigated and included in the next update being brought before the Planning Committee.

33 CALL IN PROCEDURE (01:10:00)

The Development Management Manager reminded the Committee that only material planning considerations could be used to call-in a planning application and that if an application had been outstanding for more than 21 days, to come and talk to her as a first step in trying to move things on. The Committee thanked the Development Management Manager for being so helpful in what was a very demanding role.

(The meeting ended at 3.25 pm)

CHAIRMAN