

MINUTES of a **MEETING** of the **PLANNING COMMITTEE** held on 7 January 2026 at 2.15 pm

Present

Councillors

L J Cruwys (Chair)
S J Clist, G Cochran (Vice-Chair),
F J Colthorpe, G Czapiewski, G Duchesne,
C Harrower, B Holdman and M Jenkins

Apology

Councillor

N Letch

Also Present

Councillor

S Keable

Also Present

Officers

Maria De Leiburne (Director of Legal, People & Governance (Monitoring Officer)), John Hammond (Development Management Manager), John Millar (Area Team Leader), Angie Howell (Democratic Services Officer) and Tia Carmichael (Democratic Services Officer)

Councillors

Online

A Glover and D Wulff

20 APOLOGIES AND SUBSTITUTE MEMBERS (00:04:24)

Apologies were received from Cllr N Letch.

21 PUBLIC QUESTION TIME (00:04:37)

There were no public questions.

22 DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT (00:04:46)

Cllrs F J Colthorpe, S Clist, G DuChesne, C Harrower and B Holdman made a declaration of interest in accordance with Protocol of Good Practice in dealing with Planning matters regarding Application 25/01453/FULL as they had received correspondence.

Cllr F J Colthorpe declared an interest, in accordance with Protocol of Good Practice in dealing with Planning matters regarding Application No. 25/01364/HOUSE as she knew the applicants.

Cllr C Harrower made a declaration of interest in accordance with Protocol of Good Practice in dealing with Planning matters with regard to the Major Applications List - Application No. 25/01496/MFUL as she knew the grandson of one of the owners of the property.

23 MINUTES OF THE PREVIOUS MEETING (00:05:18)

The minutes of the previous meeting held on 3 December 2025 were agreed as a true record and **SIGNED** by the Chair.

24 CHAIR'S ANNOUNCEMENTS (00:08:33)

The Chair reminded all Members of the Planning Committee that mandatory training was being held on Wednesday 18 March at 2.15pm and asked all Members to make every effort to attend.

25 WITHDRAWALS FROM THE AGENDA (00:09:11)

There were no withdrawals from the Agenda.

26 THE PLANS LIST (00:09:21)

The Committee considered the applications in the *Plans List.

1. 25/01453/FULL - Variation of Condition 10 of Planning Permission 24/00039/FULL (Erection of 7 affordable dwellings with car parking, landscaping and other minor works following demolition of existing garages) to allow substitution of approved plans to reflect revised landscaping strategy, and parking areas at Land at NGR 303611 111116, Somerlea, Willand.

The Area Team Leader outlined the contents of the report by way of a presentation and highlighted the following:-

- The previously approved application was for the demolition of garages and the erection of seven affordable dwellings with car parking and landscaping.
- The application was a variation of conditions to reflect a revised landscaping scheme and a revised car parking layout in response to the correction on the land ownership plan and to better arrange the site.
- The proposed dwellings, their appearance, position and size would remain as previously approved.
- The car parking spaces would move from where they were previously approved to a block on the other side of the site and would provide car parking for eight cars (rather than the six previously shown on the plan).
- The green area of landscaping would be narrowed with some of the planting being moved to other parts of the site.
- The revised plans also indicated the position of the bicycle storage required and the communal refuse area.
- A revised landscaping plan had been received prior to the Committee meeting, however it did not affect any neighbouring properties.

- It had included additional annotation of some of the materials within the floor plan, for example rather than using tarmac throughout the site, permeable paving would instead be used to identify areas more clearly.
- There had been a dispute with a neighbour regarding the legal right of access. Following a consultation, it was confirmed that there was a right of access although it was not quite to the same extent as shown on the original plans. It had been corrected and now lined up with the Property Deeds.
- There was no statutory requirement to carry out a re-consultation of the amended plans.
- Condition 6 had been carried over from the previous permission and was no longer relevant with regard to “the landscaping prior to above ground works being completed”. It was recommended that the condition be reworded as follows:-

“Notwithstanding the Landscape Strategy submitted, prior to the first occupation of the development hereby approved, a final scheme of landscaping and planting shall be submitted to and approved in writing by the Local Planning Authority. This shall include details on tree species type, planting design and aftercare. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within nine months of the substantial completion of the development or first planting season (whichever is sooner). Any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained”.

- A further Condition 11 was recommended to read as follows:
“Notwithstanding the plans hereby submitted, the site layout, including details of hard landscaping, shall be accordance with the details indicated on approved “Hard and Soft Landscaping Plan” drawing number “Z49-ZPL-AR-ST-DP-A-04000-C02 A5”. Details for any proposed changes to the material finish of the hard surface areas would need to be submitted to and approved in writing by the Local Planning Authority, with the development carried out in accordance with the approved details and so retained”.

Discussion took place regarding:-

- Whether the space provided for recycling storage was sufficient for each dwelling? It was explained that there was plenty of provision for storing seven bins, seven recycling boxes and seven food waste boxes.
- Whether boundary fences had moved? It was confirmed that they had not moved.

It was **RESOLVED** that planning permission be granted subject to Conditions with amendments to be made to Condition 6 and an additional Condition 11 to be included.

(Proposed by the Chair)

Notes:-

- (i) Cllr B Warren spoke at the Parish Councillor on behalf of Willand Parish Council.
- (ii) Cllr A Glover spoke as the Ward Member.
- (iii) Cllr B Holdman abstained from voting.

2. 25/01301/FULL - Erection of 4 dwellings following demolition of 2 barns utilising the Class Q fallback position (24/01248/PNCOU) at Land and Building at NGR 307803 108310, Lower Moneysland, Kentisbeare.

The Area Team Leader outlined the contents of the report by way of a presentation and highlighted the following:-

- The application was required to be considered by the Planning Committee as it related to one of Mid Devon District Council's District (MDDC) Councillors.
- The application was a farm site with a number of redundant disused farm buildings in the farmyard to the south of the site.
- The previously approved Class Q application was to convert two buildings on the site into three dwellings.
- The application now sought to utilise the "fall back position", to develop four new dwellings on the site rather than conversion of the barns.
- The plan proposed four attached dwellings with private garden space and car parking at the front of each property.
- The proposed materials would be a mixture of stone, render, timber cladding and slate roofs.
- There would be built in bat and bird boxes as part of the ecological mitigation and enhancements.
- The proposed dwellings would allow for improved design and a clearer layout due to separating the properties and an enhanced landscape treatment throughout the site.
- Condition 3 related to the implementation of recommendations within the Ecology Report which also included precautionary measures when carrying out the demolition and other works.
- Further conditions would secure biodiversity net gain as well as drainage infrastructure.
- A request by Devon County Council had been received to secure a contribution of £2,718 towards secondary school transport costs under Section 106 Planning Obligations.
- It was clarified that the status of the previous consents provided a fall back position to inform the determination of this application.

Discussion took place regarding:-

- Consideration to be given to bat roosting times. It was explained that any conditions to be complied with would be outlined in the Ecology report.

It was **RESOLVED** that planning permission be granted subject to Conditions and the prior completion of a Section 106 Agreement to secure the contribution of £2,718 towards secondary school transport costs.

(Proposed by Cllr B Holdman and seconded by Cllr S Clist)

Notes:-

- (i) Cllr C Harrower left the meeting at 3.21pm until 3.24pm and therefore abstained from voting on this application.
- (ii) Cllr G Czapiewski abstained from voting.

3. 25/01364/HOUSE - Erection of extensions to North East and South West elevations at Ashfield, Seven Crosses Road, Tiverton.

The Area Team Leader outlined the contents of the report by way of a presentation and highlighted the following:-

- The application was required to be considered by the Planning Committee as the applicant was a MDDC officer.
- The application was for the extension of an existing bungalow.
- There would be no impact on the residential amenity of any neighbours to the property.
- There would be a requirement for a Bat Licence as bats had been identified within the roof area which was accessed via a point next to the chimney which was to be demolished. Recommendations were in place to avoid harm to the bats during the works to provide temporary bat boxes during construction and then the replacement of alternative provision to mitigate that loss.

There being no discussion it was **RESOLVED** that planning permission be granted subject to conditions.

(Proposed by Cllr F J Colthorpe and seconded by Cllr S Clist)

Notes:-

- (i) Cllr C Harrower spoke as the Ward Member

*List and report previously circulated.

27 MAJOR APPLICATIONS WITH NO DECISION (01:16:41)

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

The Committee agreed the following:-

1. 25/01460/MARM – to remain delegated as per the report.
2. 25/01496/MFUL – to remain delegated as per the report
3. 25/01596/MFUL – to remain delegated as per the report
4. 25/01642/MARM – to remain delegated as per the report
5. 25/01638/MOUT – to be considered at Planning Committee and a site visit to be arranged.
6. 25/01652/MOUT – to be considered at Planning Committee and a site visit to be arranged.
7. 25/01701/MOUT - to remain delegated as per the report.
8. 25/01736/MFUL – to be considered at Planning Committee as per the report.

Note: *List previously circulated.

28 APPEAL DECISIONS (01:20:55)

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

Note: *List previously circulated.

(The meeting ended at 3.39 pm)

CHAIR