

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 before the meeting starts.

MID DEVON DISTRICT COUNCIL
PLANNING COMMITTEE

A MEETING of the **PLANNING COMMITTEE** will be held in the Phoenix Chamber, Phoenix House on Wednesday, 9 March 2016 at 2.15 pm.

Prior to the meeting at 12.30pm, Members will receive a pre-application presentation from the developers for the Pedlerspool (Crediton) application.

The next ordinary meeting of the Committee will take place on Wednesday, 6 April 2016 at 2.15 pm in the Phoenix Chamber, Phoenix House, Tiverton

STEPHEN WALFORD
Chief Executive
1 March 2016

Councillors: Mrs H Bainbridge, K Busch, Mrs C Collis, Mrs F J Colthorpe, R J Dolley, J M Downes, S G Flaws, P J Heal, D J Knowles, F W Letch, B A Moore, R F Radford, J D Squire and R L Stanley

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 - 22*)
To receive the minutes of the previous meeting (attached).
- 4 **CHAIRMAN'S ANNOUNCEMENTS**
To receive any announcements the Chairman may wish to make.

- 5 **DEFERRALS FROM THE PLANS LIST**
To report any items appearing in the Plans List which have been deferred.
- 6 **THE PLANS LIST** (*Pages 23 - 32*)
To consider the planning applications contained in the list.
- 7 **THE DELEGATED LIST** (*Pages 33 - 48*)
To be noted.
- 8 **MAJOR APPLICATIONS WITH NO DECISION** (*Pages 49 - 50*)
List attached for consideration of major applications and potential site visits.
- 9 **APPEAL DECISIONS** (*Pages 51 - 54*)
To receive for information a list of recent appeal decisions.
- 10 **APPLICATION 15/01622/FULL - ERECTION OF AN AGRICULTURAL WORKS DWELLING AND AN AGRICULTURAL LIVESTOCK BUILDING AT LAND AT NGR 316711 110152 (TEN OAKS FARM) CLAYHIDON** (*Pages 55 - 82*)
To receive an implications report from the Head of Planning and Regeneration following discussions at the previous meeting where Members were minded to refuse the application.
- 11 **APPLICATION 15/01808/MFUL ERECTION OF 3 REPLACEMENT POULTRY BUILDINGS (8071SQ.M) FOLLOWING DEMOLITION OF EXISTING AND PROVISION OF ASSOCIATED INFRASTRUCTURE INCLUDING FEED BINS AND HARDSTANDING AT LAND AND BUILDINGS AT NGR 285916 112907, TOLLGATE FARM NOMANSLAND** (*Pages 83 - 100*)
Report of the Head of Planning and Regeneration regarding this application.
- 12 **APPLICATION 15/01996/MFUL - ERECTION OF PARLOUR, CUBICLE AND COVERED FEED BUILDING (1876 SQ.M) AT LAND AT NGR 269824 104236 (SW OF LOWER NEWTON FARM) ZEAL MONACHORUM** (*Pages 101 - 122*)
To receive a report of the Head of Planning and Regeneration regarding this application.
- 13 **APPLICATION 15/01994/FULL - ERECTION OF A COVERED SLURRY STORE (760 SQ.M) AT LAND AT NGR 269824 104236) LOWER NEWTON FARM, ZEAL MONACHORUM** (*Pages 123 - 142*)
To receive a report of the Head of Planning and Regeneration regarding this application.
- 14 **TIVERTON EASTERN URBAN EXTENSION: CONSTRUCTION OF NEW HIGHWAY JUNCTION TO A361.** (*Pages 143 - 156*)
To report back on investigations over whether revisions to the approved highway junction design for the new A361 junction can be delivered and the implications of the revised scheme.

15 **REVIEW OF PLANNING COMMITTEE PROCEDURES** (Pages 157 - 238)

To receive a report of the Head of Planning and Regeneration requesting Members to review Planning Committee procedures in light of issues that have arisen and following visits to other Local Planning Authorities undertaken in 2012/13.

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 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

Public Wi-Fi is available in all meeting rooms.