

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 Phoenix Chamber, Phoenix House on Wednesday, 11 May 2016 at 2.15 pm

The next ordinary meeting of the Committee will take place on Wednesday, 8 June 2016 at 2.15 pm in the Phoenix Chamber, Phoenix House, Tiverton

STEPHEN WALFORD
Chief Executive
3 May 2016

Councillors: To be confirmed at the Annual Meeting

A G E N D A

MEMBES 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 **ELECTION OF CHAIRMAN**
To elect a Chairman for the municipal year.
- 3 **ELECTION OF VICE CHAIRMAN**
To elect a Vice Chairman for the municipal year.
- 4 **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.

- 5 **MINUTES OF THE PREVIOUS MEETING** (*Pages 5 - 16*)
To receive the minutes of the previous meeting.
- 6 **CHAIRMAN'S ANNOUNCEMENTS**
To receive any announcements the Chairman may wish to make.

- 7 **ENFORCEMENT LIST** *(Pages 17 - 22)*
To consider the items contained in the Enforcement List.
- 8 **DEFERRALS FROM THE PLANS LIST**
To report any items appearing in the Plans List which have been deferred.
- 9 **THE PLANS LIST** *(Pages 23 - 46)*
To consider the planning applications contained in the list.
- 10 **THE DELEGATED LIST** *(Pages 47 - 68)*
To be noted.
- 11 **MAJOR APPLICATIONS WITH NO DECISION** *(Pages 69 - 70)*
List attached for consideration of major applications and potential site visits.
- 12 **APPEAL DECISIONS** *(Pages 71 - 72)*
To receive for information a list of recent appeal decisions.
- 13 **APPLICATION 15/00573/FULL - ERECTION OF NEW BUILDING FOR PROCESSING DIGESTATE FIBRE IN ASSOCIATION WITH EXISTING AD PLANT - LAND AT NGR 283096 113579 (MENCHINE FARM), NOMANSLAND** *(Pages 73 - 90)*
To receive a report of the Head of Planning and Regeneration regarding this application.
- 14 **APPLICATION 16/0001/TPO MIXED SPECIES OF WOODLAND INCLUDING OAK, HAZEL, ASH, PINE AND MAPLE AT RED DEER HOUSE, OAKFORD, TIVERTON** *(Pages 91 - 94)*
Report of the Head of Planning and Regeneration regarding this Tree Preservation Order.
- 15 **APPLICATION 16/00015/MFUL - ERECTION OF AN 83 BEDROOM PREMIER INN HOTEL AND INTEGRAL RESTAURANT WITH ASSOCIATED ACCESS AND LANDSCAPING AT MULTI STOREY CAR PARK, PHOENIX LANE, TIVERTON** *(Pages 95 - 122)*
Report of the Head of Planning and Regeneration regarding this application.
- 16 **PLANNING PERFORMANCE AGREEMENTS** *(Pages 123 - 124)*
To receive a report of the Head of Planning and Regeneration advising Members on the proposed use of planning performance agreements for major applications and for associated changes to be made to pre-application advice guidance.
- 17 **COMMITTEE DECISIONS 2015/16 WHICH WERE NOT IN AGREEMENT WITH OFFICER RECOMMENDATION.** *(Pages 125 - 128)*
Report of the Head of Planning and Regeneration providing information where the Planning Committee has made decisions not in agreement

with officer recommendation.

- 18 **APPEAL DECISIONS 2015/2016** (*Pages 129 - 154*)
Report of the Head of Planning and Regeneration providing information on the outcome of planning appeals for the financial year 2015/16.
- 19 **PLANNING PERFORMANCE 2015/16** (*Pages 155 - 160*)
To receive a report of the Head of Planning and Regeneration providing the committee with information on the performance of the Planning Services for Quarter 4 and the 2015/16 financial year.
- 20 **START TIMES OF MEETINGS**
To agree a start times for meetings for the municipal year.

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.