

MID DEVON DISTRICT COUNCIL

MINUTES of a **MEETING** of the **PLANNING COMMITTEE** held on 3 July 2019 at 2.15 pm

Present Councillors

Mrs F J Colthorpe (Chairman), E J Berry,
S J Clist, Mrs C Collis, L J Cruwys,
D J Knowles, F W Letch, R F Radford,
R J Dolley and B A Moore

Apologies Councillor(s)

Mrs C P Daw, E G Luxton and
B G J Warren

Also Present Councillor(s)

G Barnell and Mrs M E Squires

Present Officers:

Lucy Hodgson (Area Team Leader), Adrian
Devereaux (Area Team Leader), Helen
Govier (Principal Planning Officer), Maria De
Leiburne (Solicitor) and Sally Gabriel
(Member Services Manager)

13 APOLOGIES AND SUBSTITUTE MEMBERS

Apologies were received from Cllr B G J Warren.

Apologies were also received from Cllr Mrs C P Daw, who was substituted by Cllr B A Moore and E G Luxton, who was substituted by Cllr R J Dolley.

14 PUBLIC QUESTION TIME

Mrs Stannard referring to item 1 on the Plans List (Land adjoining Ruffwell Inn, Thorverton) on the agenda stated that the parish councils of Silverton, Rewe and Thorverton had opposed the application as they had concerns that the issues they had raised had not been addressed. There had been 19 letters of objection with major concerns covering traffic issues, sewage arrangements and incompatibility of the caravan site with the rural area. There were 4-5 caravans on site without permission and the application was for the siting of 3 permanent caravans, 5 touring caravans and 2 tent pitches. There was a condition in the report with regard the owner keeping a register of names and addresses of those visiting the site and that this information should be made available to the Local Planning Authority. She made mention of a proposal for 3 permanent pitches with a 6 month lease, this had been removed, this raised the question with regard to the length of time people were staying in the caravans and who would enforce this, would it be the planning officer?

The Chairman indicated that answers to the questions would be provided when the item was debated.

15 **DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT (00-06-58)**

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

16 **MINUTES OF THE PREVIOUS MEETING (00-07-06)**

The minutes of the meeting held on 5 June 2019 were approved as a correct record and signed by the Chairman.

17 **CHAIRMAN'S ANNOUNCEMENTS (00-08-01)**

The Chairman had the following announcements to make:

- She informed the meeting that in respect of outline planning application 18/00504/MOUT relating to land north of Town Farm, Burlescombe, this had been refused under delegated powers on the 28th June 2019. Members may recall that this outline application was originally submitted for 10 dwellings in 2018 and when Members discussed the Major Applications list at Planning Committee decided to call in the application. Since the time of the initial submission, the applicant had revised the residential scheme, first down to 6 dwellings then down to 3 dwellings and finally down to 2 dwellings.

The application was therefore no longer a major planning application and back in November 2018, the Ward Member at the time (Councillor Bainbridge) confirmed that she would only wish to call in the application if officers were minded to approve. It was considered that this planning application should be refused given the objections received from the Local Highway Authority. Both Ward Members had confirmed that they were happy for this application to be refused under delegated powers on this basis.

- She reminded the committee that the next meeting would be on Wednesday 31 July.

18 **DEFERRALS FROM THE PLANS LIST**

There were no deferrals from the Plans List.

19 **THE PLANS LIST (00-11-15)**

The Committee considered the applications in the plans list *.

Note: *List previously circulated; copy attached to the signed Minutes.

(a) No 1 on the Plans List (**18/01840/FULL – change of use of land for the siting of permanent and touring pitches for tents and caravans – land adjoining Ruffwell Inn, Thorverton**).

The Area Team Leader outlined the contents of the report by way of presentation highlighting the location of the site, the nearest neighbours and the farm shop, the proposed site plan which depicted the permanent pitches and those to be used for

touring caravans, the elevations for the chemical disposal building and photographs from various aspects of the site.

She then addressed the question posed at public question time and provided the following answer: conditions would restrict the occupancy of all the pitches, if the applicant was to be found in breach of conditions, then planning enforcement powers would be used to seek compliance.

Consideration was given to:

- Policy DM24 – development for tourism
- Whether noise issues could be restricted by condition
- The number of days that a caravan could be occupied
- Landscaping issues
- Highways issues which included access to the site through the pub car park and possible difficulties accessing the campsite if the car park was full.
- The septic tank on the site (to be used for the 3 permanent pitches) and the chemical disposal unit (for touring vans)
- Whether there were any flooding issues in the area
- The caravans already on site
- The views of the applicant with regard to the successful public house business and the wish to expand facilities to include a camp site, the ideal location on the main road with good access and a central location for visitors who would also use the facilities of the public house and the location of the nearest neighbours
- The views of the Chairman of Silverton Parish Council with regard to the impact on the landscape, whether there was adequate screening in place, sewage facilities, the access on the busy junction, whether the caravans would be held on the road if the car park was full and that there were inadequate services on the site
- The views of the Ward Member (a written representation read by the Chairman) in which he voiced concerns raised by the Parish Council, whether this was a suitable application for the rural area, the distance between neighbouring properties, potential noise issues and that a poorly maintained site would have a negative impact on the local economy. He also highlighted the possible benefits to the area and that he had had discussions with the owner of the site
- The views of statutory consultees.

RESOLVED that: planning permission be granted subject to conditions as recommended by the Head of Planning, Economy and Regeneration.

(Proposed by Cllr R F Radford and seconded Cllr E J Berry)

Notes:

- i) Mr Cairns (applicant spoke);
- ii) Cllr Melville representing Silverton Parish Council spoke;
- iii) The Chairman read a written representation by the Ward Member (Cllr J Wright)
- iv) Cllr S J Clist requested that his abstention from voting be recorded.

(b) No 2 on the Plans *List (18/01935/MFUL – Erection of a 2-storey GP Practice – land at NGR 284429 99439 Joseph Locke Way, Crediton).*

The Area Team Leader outlined the contents of the report by way of presentation highlighting the site location plan of the proposed new shared facility for Crediton, the block plan of the proposal, the proposed parking areas, access, landscaping, the location of the bus stop, the ground and first floor plan, proposed elevations, section plans, the location of the attenuation area, the flood risk assessment, the design of the building and photographs from various aspects of the site.

Consideration was given to:

- The lack of objection from the statutory consultees
- The design of the proposal
- Sustainability issues
- The proposal had been well received by the majority of residents in Crediton

RESOLVED that: planning permission be granted subject to conditions and consideration of informative notes as recommended by the Head of Planning, Economy and Regeneration.

(Proposed by Cllr F W Letch and seconded Cllr R J Dolley)

Notes:

- i) Cllr Mrs F J Colthorpe made a declaration in accordance with the Protocol of Good Practice for Councillors dealing with Planning Matters as she knew the agent for the application;
- ii) Cllr F W Letch declared a personal interest as he used the doctors surgery and was Chairman of the Health and Wellbeing Group in Crediton and in that role had received a presentation on the proposal.

(c) No 3 on the Plans *List (19/00795/FULL – Erection an extension and alterations to residential home (revised scheme) – Ridge House, Church Street, Morchard Bishop).*

The Principal Planning officer outlined the contents of the report by way of presentation highlighting an aerial photograph which depicted the site location, the neighbouring property and church. She explained that this was a revised scheme following the previous concerns of the Conservation Officer and that the current proposal had addressed the concerns raised. Members viewed the existing and proposed floor plans and elevations and considered photographs from various aspects of the site.

Consideration was given to:

- The views of the applicant's agent who stated that accommodation was very much in demand, the revised scheme had significantly amended the previous application having considered the views of the Conservation officer and that the proposal could be seen as an investment for the community.
- The views of the Ward Member considering the views of the Parish Council who had concerns regarding the loss of evening light to the neighbour and that they enjoyed their use of the patio in their garden
- Whether the loss of evening light was to an unacceptable degree

RESOLVED that: planning permission be granted subject to conditions as recommended by the Head of Planning, Economy and Regeneration.

(Proposed by Cllr B A Moore and seconded Cllr S J Clist)

Notes:

- i) Mr Taylor (Agent) spoke;
- ii) Cllr Mrs M E Squires spoke as Ward Member
- iii) Cllr L J Cruwys requested that his abstention from voting be recorded.

20 MAJOR APPLICATIONS WITH NO DECISION (1-27-34)

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

It was **AGREED** that:

Application 19/00928/MFUL – Hitchcocks Business Park, Uffculme be brought before committee for determination and that a site visit take place.

Application 18/00518/MFUL – Halberton Court Farm, Halberton, this had previously been considered in 2018 and it was agreed that the application should come to committee for determination, however Members **AGREED** that the application

should now only come before the Committee if the officer recommendation was one of approval.

Note: *List previously circulated; copy attached to the Minutes

21 **APPEAL DECISIONS (1-30-27)**

The Committee had before it and **NOTED** a list of appeal decisions * providing information on the outcome of recent planning appeals.

Note: *List previously circulated; copy attached to Minutes.

(The meeting ended at 3.47 pm)

CHAIRMAN