

MID DEVON DISTRICT COUNCIL

MINUTES of a **MEETING** of the **PLANNING COMMITTEE** held on 18 May 2022 at 2.15 pm

Present

Councillors

P J Heal (Chairman)
E J Berry, S J Clist, Mrs F J Colthorpe,
L J Cruwys, Mrs C P Daw, C J Eginton,
B Holdman, F W Letch and B G J Warren

Apologies

Councillor(s)

D J Knowles and Mrs C Collis

Also Present

Councillor(s)

J Buczkowski and R J Dolley

Present

Officers:

Angharad Williams (Development Management Manager), Helen Govier (Principal Planning Officer), Damian Hunter (Planning Solicitor), John Millar (Acting Area Team Leader), Sally Gabriel (Member Services Manager) and Carole Oliphant (Member Services Officer)

1 ELECTION OF CHAIRMAN (CHAIRMAN OF COUNCIL IN THE CHAIR)

Cllr P J Heal was duly elected Chairman for the municipal year

2 ELECTION OF VICE CHAIRMAN (0.02.24)

Cllr L J Cruwys was duly elected Vice Chairman for the municipal year

3 APOLOGIES AND SUBSTITUTE MEMBERS (0.07.36)

Apologies were received from Cllrs D J Knowles and Mrs C Collis who was substituted Cllr C J Eginton

4 PUBLIC QUESTION TIME (0.07.59)

There were no public questions.

5 DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT (0.08.10)

Cllr P J Heal made a declaration in accordance with the Protocol of Good Practice for Councillors dealing with planning matters as he had been in attendance at the Parish Council meeting when application for 1 Allington Terrace, Morchard Road, Crediton was discussed.

Cllr B Holdman made a declaration in accordance with the Protocol of Good Practice for Councillors dealing with planning matters as he was the Ward Member for the application for Park Road Nursery.

6 **MINUTES OF THE PREVIOUS MEETING (0.08.25)**

The Minutes of the meeting held on 20th April 2022 were agreed as a true record and duly signed by the Chairman

7 **CHAIRMAN'S ANNOUNCEMENTS (0.09.03)**

The Chairman had no announcements to make.

8 **WITHDRAWALS FROM THE AGENDA (0.09.18)**

There were no items withdrawn from the agenda

9 **THE PLANS LIST (0.09.26)**

The Committee considered the applications on the *Plans List.

Note: *List previously circulated and attached to the minutes

a) Application 21/02034/FULL - Erection of 6 dwellings including associated car parking and access with conversion of former gate house to ancillary accommodation in respect of House Type 4 at Mid Devon District Council, Park Road Nursery, Park Road

The Acting Area Team Leader outlined the application by way of a presentation which highlighted the site location plan, the proposed site layout, various house type plans, illustrative site sections, visualizations and photographs of the site.

The officer explained that the site, apart from the lodge area, was outside of the conservation area and that permission had already been granted for 9 dwellings on the site. The revised application before Members was for 6 dwellings.

He explained that there had been a consideration of the impact of the conservation area and heritage assets and that highways concerns had been addressed. He further explained that there was a requirement for the developer to agree S106 provision for education with Devon County Council (DCC).

Consideration was given to:

- The properties would be open market
- The parking provision exceeded the parking standards
- The trees had some form of protection due to being in a conservation area but they did not currently have Tree Protection Orders. It was however a recommendation of the Tree Officer that Tree Preservation Orders were considered for some of the adjoining parkland trees, should permission be granted
- Access to the construction site would be from the north

- The lodge was within the conservation area and it was conditioned that this could not be altered or extended without planning permission

It was therefore **RESOLVED** that that planning permission be granted subject to conditions as recommended by the Development Management Manager and the signing of a S106 agreement with Devon County Council.

(Proposed by Cllr L J Cruwys and seconded by Cllr Mrs C P Daw)

Reason for the decision: As set out in the report

Notes:

- i. Cllr B Holman requested that his abstention from voting be recorded

b) Application 22/00077/FULL - Erection of dwelling at 1 Allington Terrace, Morchard Road, Crediton

The Principal Planning Officer outlined the application by way of a presentation which highlighted the site location plan, proposed elevations, floor and roof plans and photographs of the site.

The officer explained that the application was for an affordable dwelling adjacent to an existing terrace and that the application complied with the national space standards.

Consideration was given to

- The views of an objector who felt that the plot was too small for a new property and that it would have been better if the existing end terrace could have been extended, the current issues with parking in and around the site and concerns with rear access to neighbouring properties
- The views of the Ward Member who had no issue with the application and felt that there was adequate parking in the adjacent public car park

It was therefore **RESOLVED** that that planning permission be granted subject to conditions as recommended by the Development Management Manager

(Proposed by Cllr E J Berry and seconded by Cllr F W Letch))

Reason for the decision: As set out in the report

Notes:

- i. Karen Atkinson spoke as the objector
- ii. Cllr P J Heal spoke as Ward Member

10 MAJOR APPLICATIONS WITH NO DECISION (1.02.56)

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

The Committee agreed that:

- Application 22/00642/MFUL – Westcott Park – To be determined by Committee if the officer recommendation was one of approval – no site visit was required as Members had previously visited the site
- Application – 22/00665/MFUL – Land at NGR 299554 112915 – To be determined by Committee – No site visit was required
- Application – 22/000460/MFUL – Heathcoat Fabrics Ltd – Remained delegated
- Application 22/00675/MARM – South of Blundells Road – to be determined by Committee and a full Committee site visit was required
- Application 22/00706/MFUL – Land north west of Cullompton - to be determined by Committee and a full Committee site visit was required
- Application 22/00707/MFUL – AD at Edgeworthy Farm – To remain delegated
- Application – 22/00729/MFUL – North of Tiverton Road/Goblin Lane - to be determined by Committee and a full Committee site visit was required
- Application – 22/00735/MARM – Tiverton Road/Goblin Lane - to be determined by Committee and a full Committee site visit was required

Note: *list previous circulated and attached to the minutes

11 **APPEAL DECISIONS (1.13.45)**

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

Note: *list previously circulated and attached to the minutes

(The meeting ended at 3.29 pm)

CHAIRMAN