

MID DEVON DISTRICT COUNCIL

MINUTES of a **MEETING** of the **PLANNING COMMITTEE** held on 4 January 2023 at 2.15 pm

Present

Councillors

P J Heal (Chairman)
S J Clist, Mrs C Collis, Mrs F J Colthorpe,
L J Cruwys, Mrs C P Daw, B Holdman,
D J Knowles, F W Letch and B G J Warren

Apologies

Councillor(s)

B A Moore

Also Present

Councillor(s)

J Buczkowski and D R Coren

Present

Officers:

Richard Marsh (Director of Place), Maria De Leburne (District Solicitor and Monitoring Officer), Angharad Williams (Development Management Manager), Adrian Devereaux (Area Team Leader), Dean Emery (Corporate Manager for Revenues, Benefits and Recovery), Daniel Rance (Principal Planning Officer), Daniel Sims (Planning Officer), Carole Oliphant (Member Services Officer) and Jessica Rowe (Member Services Apprentice)

93 **APOLOGIES AND SUBSTITUTE MEMBERS (0.03.46)**

Apologies were received from Cllr B A Moore

94 **PUBLIC QUESTION TIME (0.03.59)**

There were no questions from members of the public present

95 **DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT (0.04.15)**

Members were reminded of the need to make declarations where appropriate

96 **MINUTES OF THE PREVIOUS MEETING (0.04.28)**

The minutes of the previous meeting held on 30th November 2022 were agreed as a true record and duly **SIGNED** by the Chairman

97 **CHAIRMAN'S ANNOUNCEMENTS (0.04.59)**

The Chairman reminded Members of a Special Committee meeting to be held on 18th January 2023 at 10.00am

98 **WITHDRAWALS FROM THE AGENDA (0.05.38)**

There were no withdrawals from the agenda

99 **THE PLANS LIST (0.05.48)**

The Committee considered the applications in the *Plans List.

Note: *List previously circulated and attached to the minutes

Applications dealt with without debate.

In accordance with its agreed procedure the Committee identified those applications contained in the Plans List which could be dealt with without debate.

RESOLVED that the following applications be determined or otherwise dealt with in accordance with the various recommendations contained in the list namely:

- a) Application 22/01813/HOUSE - Erection of first floor side extension, the enclosure of the rear space, and alterations at 13 Livingshayes Road, Silverton, Exeter.** Planning permission be granted subject to conditions as recommended by the Development Management Manager

(Proposed by the Chairman)

Reason for the decision: As set out in the report

- b) Application 21/02115/FULL - Conversion of former doctors surgery to 4 children's home dwellings (C2) with associated landscaping and parking at Newcombes Surgery, Clifford Gardens, Crediton.**

The Area Team Leader outlined the application by way of a presentation which highlighted an aerial image, site location plan, existing site plan, proposed site plan, existing elevations, proposed elevations, proposed ground and first floor plans and photographs of the site.

The officer explained that it was conditioned that the number of children in residence at any one time was 6 with ages from 8 to 18 years of age. There had been concerns from neighbours about the behaviour of potential residents of the children's home but that this was not a material planning consideration.

Consideration was given to:

- There was a condition for the installation of CCTV as recommended by the police
- The views of an objector who asked Members to represent their community, the lack of information from the applicant about dealings with DCC and that there were ample reasons to refuse the application

- The views of the applicant who stated the company had started in 2020 and that their other children's homes had been inspected by Ofsted and rated as good. That they were trying to provide Devon homes for Devon children to stop them going out of area and that they wanted to contribute to the community
- Members views that they understood neighbours' anxiety about the potential behaviour of future residents but that there were real issues with accommodating children within Devon
- Members views that the fencing around the facility needed to be sympathetic to both residents of the home and neighbours

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

(Proposed by Cllr Mrs F J Colthorpe and seconded by Cllr Mrs C P Daw)

Reason for the decision: As set out in the report

Notes:

- Cllrs P J Heal, S J Clist, Mrs C Collis, Mrs F J Colthorpe, L J Cruwys, Mrs C P Daw, B Holdman, D J Knowles and B G J Warren all made declarations in accordance with protocol of Good Practice for Councillors dealing with planning matters as they had received correspondence
- Cllr F W Letch made a declaration in accordance with protocol of Good Practice for Councillors dealing with planning matters as he knew objectors, had attended a Town Council meeting where the application was discussed and was Ward Member
- Mr Howells spoke as objector
- Katie Howard spoke as the applicant

c) Application 22/01375/MFUL - Erection of 24 dwellings including affordable housing, with associated access, landscaping and infrastructure at Land at NGR 277371 93228, East of Church Lane, Cheriton Bishop.

The Planning Officer outlined the application by way of a presentation which highlighted an aerial image, site location plan, block plan, site layout, house design, visibility splay, carriageway widening, swept path assessment, street scene elevations and photographs of the site.

The officer explained that the application was on an allocated site, within the settlement limits, contained a range of dwellings of various sizes and that the pumping station was now situated underground and that the landscaping around it had been conditioned.

Consideration was given to:

- Officers were concerned that the NHS S106 funding calculations from the NHS did not meet the current Community Infrastructure Levy (CIL) Regulation 122
- None of the dwellings were being proposed outside of policy

- The self-build plot was equivalent to adjoining plots
- Members views that it was evident the amount of pre application work which had been done with the applicant
- That the site would be connected to the village via a new footpath
- The views of the applicant who confirmed that all feedback received from statutory consultees had been considered and they had achieved the aim of improving footpaths and maintaining existing hedgerows. The parking arrangements were in excess of Policy requirements and that landscape buffers were proposed both north and south of the site
- The views of the Ward Member who stated Bunnybuild Ltd had listened and endeavoured to meet the requirements of the Parish Council on many of the points raised, making changes where possible. He believed the planning application is acceptable. I therefore as Ward Member ask that you accept the Officer's recommendation and approve this application today

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

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

Reason for the decision: As set out in the report

Notes:

- Cllrs P J Heal, S J Clist, Mrs C Collis, Mrs F J Colthorpe, L J Cruwys, Mrs C P Daw, B Holdman, D J Knowles and B G J Warren all made declarations in accordance with protocol of Good Practice for Councillors dealing with planning matters as they had received correspondence
- Cllr F W Letch made a declaration in accordance with protocol of Good Practice for Councillors dealing with planning matters as he knew objectors and had attended a Parish Council meeting where the application was discussed
- Will Morris spoke as the applicant
- Cllr D R Coren provided a statement which was read out by the Chairman

100 MAJOR APPLICATIONS WITH NO DECISION (1.30.53)

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

The Committee agreed that:

1. 22/02220/MFUL – To committee to determine if officer recommendation was minded to approve with a full committee site visit required

Note: *list previously circulated and attached to the minutes

101 APPEAL DECISIONS (1.41.33)

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

Note: *list previously circulated and attached to the minutes

(The meeting ended at 4.10 pm)

CHAIRMAN