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## MID DEVON DISTRICT COUNCIL

**MINUTES** of a **MEETING** of the **PLANNING COMMITTEE** held on 12 July 2023 at 2.15 pm

### **Present**

#### **Councillors**

L J Cruwys (Chairman)  
S J Clist, G Cochran (Vice Chairman),  
Mrs F J Colthorpe, G Duchesne, M Farrell,  
R Gilmour, B Holdman, M Jenkins,  
F W Letch and N Letch

### **Also Present**

#### **Councillor(s)**

D Broom and C Harrower

### **Present**

#### **Officers:**

Richard Marsh (Director of Place), Maria De Leburne (District Solicitor and Monitoring Officer), Simon Newcombe (Corporate Manager for Public Health, Regulation and Housing), Angharad Williams (Development Management Manager), Jake Choules (Planning Officer), Tim Jarrett (Arboricultural Officer), Angie Howell (Member Services Officer) and Sarah Lees (Member Services Officer)

## **13 APOLOGIES AND SUBSTITUTE MEMBERS (04:21)**

There were no apologies or substitute members.

Cllrs J Buczkowski, A Glover, S Keable and D Wulff attended via teams.

## **14 PUBLIC QUESTION TIME (04:33)**

There were no public questions.

## **15 DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT 04:33)**

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

## **16 MINUTES OF THE PREVIOUS MEETING (06:55)**

The minutes of the previous meeting on the 14 June 2023 were agreed as a true record and duly signed by the Chairman.

Cllr N Letch arrived at 14.23pm.

## 17 CHAIRMAN'S ANNOUNCEMENTS (07:45)

The Chairman advised the Committee that there would be a site visit for the Planning Committee for Planning Application 22/00907/FULL – Retention of disused quarry for use as two firing ranges at Devon & Cornwall Constabulary, Pondground Quarry, Holcombe Rogus, Devon. The Committee Clerk would confirm the date to all Members.

## 18 WITHDRAWALS FROM THE AGENDA (08:23)

There were no withdrawals from the Plans List.

## 19 THE PLANS LIST (08:33)

Cllr M Farrell arrived at 14:25pm

The Committee considered the application in the \*Plans List.

Note: \*List previously circulated and attached to the minutes.

- a) 23/00654/FULL - Erection of a dwelling with associated hard and soft landscaping works at Land at NGR 303782 111147, Fir Close, Willand.

The Principal Planning Officer outlined the contents of the report by way of a presentation which highlighted the following:-

- The application was for the erection of a dwelling with associated landscaping which had been brought to Committee as Mid Devon District Council were the applicant.
- That minor residential developments were supported in this area.
- The building was a zed pod modular home which were generally accepted as environmentally friendly and energy efficient homes.
- A contamination assessment had shown potential impacts for contamination on the site. Therefore a pre-commencement condition had been suggested which would indicate if any further survey work was required.
- The application was for a one person dwelling and the space met the nationally described space standards.
- The occupant would benefit from good levels of natural lighting.
- A terrace and 2 car parking spaces would be provided.
- It was not expected to have an adverse impact on the local road networks.
- The design differed slightly than to existing dwellings in the close but a condition would be used to control the final colour and materials used.
- The dwelling was approximately 20 metres from the terrace dwellings in the close which was common for this area. Distances had been measured and considered acceptable.
- The site was within the development limit. Access and parking was acceptable and policy compliant.
- No public objections had been received in assessing the application.

Consideration was given to:-

- The dwelling being for only 1 person and meeting the national space standards.
- The allocation of 2 car parking spaces.
- The standard of the building, the long term design quality, longevity and life span.

It was therefore **RESOLVED** that planning permission be granted.

(Proposed by the Chairman).

Reason for the Decision – as set out in the report.

Notes:-

- i) Cllr S J Clist, Cllr G Cochran, Cllr F J Colthorpe, Cllr L J Cruwys, Cllr G Duchesne, Cllr R Gilmour, Cllr B Holdman, Cllr M Jenkins, Cllr F W Letch made declarations in accordance with the Protocol of Good Practice for Councillors dealing with planning matters as they had all received correspondence with regard to the application.
- ii) Cllr G Cochran declared a personal interest and stated that he was the Vice Chairman of the Town Strategy and Planning in Crediton.
- iii) Cllr S Clist declared an Other Registerable Interest as the application fell within his Cabinet portfolio brief although he had not been directly involved. He had also received emails and a telephone communication on this application.
- iv) Mr Paul Elstone spoke as an objector.

## 20 **TREE PRESERVATION ORDER (TPO) REPORT (39:38)**

The Committee had before it a \*report of the Head of Planning and Regeneration presenting the Tree Preservation Order (TPO) for land bordering Station Road and Lakeridge, Newton St Cyres, Devon

The Arboricultural Officer outlined the contents of the report by way of a presentation which highlighted the site location plan and photographs of the site and the trees. He also outlined the following:-

- The TPO also included two copper beach trees T8 and T9 within the order.
- The trees were included due to the obvious visibility within the order due to the contrasting colours of foliage and were a prominent natural feature which were clearly visible.
- An objection had been received regarding:-
  - a) Lack of consultation
  - b) Low visibility amenity of the trees
  - c) The minimal contribution to the character of the area as the trees were non-native and
  - d) The additional cost of having trees with TPOs.

- These issues were addressed in the report.
  - a) The period of consultation occurred once the provisional order was made and before the order was confirmed. This period allowed for interested parties to make their representations.
  - b) The trees had been assessed using the standard amenity evaluation method and were viewed to merit a TPO.
  - c) The beech trees were native and contributed to the character of the area. However a tree being native or non-native should not be a significant influencing factor when deciding if a tree merits a TPO.
  - d) There were no financial costs when submitting an application.
- The trees add good amenity and were likely to contribute to the local area for the long term and should be included in the order.

Consideration was given to:-

- Whether the trees impinged upon any properties in the area and whether there were any possibilities of them damaging properties.
- The importance of retaining the colour and contributing to the landscape in the future.

It was **RESOLVED** that: the Tree Preservation Order be confirmed to include the two copper beech trees.

(Proposed by Cllr F J Colthorpe and seconded by Cllr S Clist).

**Reason for the decision:** As set out in the report.

Notes: \*Report previously circulated copy attached to the minutes.

## 21 **MAJOR APPLICATIONS WITH NO DECISION (47:36)**

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

It was **AGREED** that the applications remain as delegated.

Note: \*List previously circulated, copy attached to the minutes.

## 22 **APPEAL DECISIONS (48:20)**

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

Note: \*List previously circulated, copy attached to the minutes.

(The meeting ended at 3.04 pm)

**CHAIRMAN**