

MINUTES of a **MEETING** of the **PLANNING COMMITTEE** held on 10 July 2024 at 2.15 pm

Present

Councillors

L J Cruwys (Chairman)
S J Clist, G Cochran (Vice-Chair),
F J Colthorpe, G Czapiewski, G Duchesne,
C Harrower, B Holdman, M Jenkins, N Letch
and S Robinson

Apology

Councillor

F W Letch

Also Present

Councillor

S Keable

Also Present

Officer(s):

Maria De Leburne (Director of Legal, HR & Governance (Monitoring Officer)), Richard Marsh (Director of Place & Economy), Adrian Devereaux (Area Team Leader), Arron Beecham (Principal Housing Enabling & Forward Planning Officer), Angie Howell (Democratic Services Officer) and Magdalena Halls (Planning Officer)

Councillors

Online:

J Buczkowski, LG Kennedy, D Wulff

16 APOLOGIES AND SUBSTITUTE MEMBERS (00:04:00)

Apologies were received from Cllr F Letch with Cllr G Czapiewski substituting.

17 PUBLIC QUESTION TIME (00:04:15)

There were no public questions.

18 DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT (00:04:27)

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

There were no declarations made at this point in the meeting.

19 **MINUTES OF THE PREVIOUS MEETING (00:04:47)**

The minutes of the previous meeting held on 12th June 2024 were agreed as a true record and duly signed by the Chair.

20 **CHAIRMAN'S ANNOUNCEMENTS (00:05:16)**

The Chair made the following announcement:-

- At the Planning Committee on the 12th June 2024 Cllr Robinson requested a site visit to Shadow Ponds, Stoodleigh. However as the Local Planning Authority were awaiting revised plans this was to be revisited once these had been submitted.

Since the plans have been revised Cllr Sue Robinson had again asked for a site visit and this had now been arranged for the Planning Committee on Friday 19 July at 10.00am prior to the Planning Committee on 31 July. An email had been sent to all of the Committee to advise them of this date.

The site visit was for Planning Committee Members and substitutes only. There would be no requirement to go onto private land as the northern boundary would be viewed on site.

He also reminded Members of the Committee of the importance of not putting themselves in a position of pre-determination. Councillors should not take part in the debate if they demonstrate pre-determination.

21 **WITHDRAWALS FROM THE AGENDA (00:07:29)**

There were no withdrawals from the Agenda.

22 **THE PLANS LIST (00:07:50)**

The Committee considered the applications in the *Plans List.

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

- a) 23/01869/PIP - Permission in Principle for rural exception site for the erection of up to 7 self-build dwellings at Land and Buildings at NGR 271228 112150 (South of Shooting Lane), Chawleigh, Devon.

The Area Team Leader outlined the contents of the report by way of a presentation and highlighted the following:-

- The Application was for permission in principle for the erection of up to 7 self-build dwellings located on the edge of the village of Chawleigh.
- The self-build plots were where an individual purchased a plot of land and builds a house to live in.
- The developer would provide a serviced plot which included electricity, gas, water supply, foul waste provisions and each individual would submit an application for their own individual design.

- The original planning submission proposed up to 9 self-build plots but following concerns this had been reduced to 7.
- The main issues raised were process and procedure; principle of development/sustainability; other matters (including issues raised in representations).
- The application was for permission in principle to decide if the site was suitable looking at location, land use and amount of development.
- The second stage of the application would be where details of the proposal were assessed.
- A Section 106 agreement would be required.
- The development of the site was for predominantly affordable or low-cost housing, including self-build housing to meet proven local need in rural areas.
- Whilst affordable housing was identified through an up to date housing need survey, in the case of a self-build proposal, evidence of eligibility for shared ownership through “Help to Buy” or an equivalent scheme was possible with the Local Planning Authority having a statutory duty to provide self-build plots.
- Each house would be occupied by at least one person with a strong local connection to the parish.
- The site adjoined a settlement and was in a suitable location which took account of the potential for any visual impact and other relevant planning issues.
- The type and scale of affordable or low-cost housing was appropriate to the proven need.
- The affordable or low-cost housing would remain affordable for and available to local people in perpetuity, limited to no more than 80% of its market value upon resale.
- Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand was established by reference to the number of entries added to an authority’s register during a base period.
- The Register identified specific demand for 5 Custom Self-Build plots within the Parish of Chawleigh and an additional 7 plots when taking into account register numbers across the adjoining parishes of Lampford, Nymet Rowland, Coldridge, Eggesford and Wembworthy.
- Assessment of eligible purchasers against the criteria within Policy DM6 would need to take place at TDC stage once there is further clarity on the nature of the plots being provided and prospective plot purchasers.

Discussion took place regarding:-

- Whether there was a demand for self-build plots? It was explained that demand for affordable housing was evident from data by the Housing Needs Survey and Devon Homes Choices whereas need for self-build was through a statutory duty via the Self-Build and Custom House Building Register.

- If the self-build plots were not sold what would happen? It was explained that there would be an approval process to ensure the plots were marketed accordingly. However, if they were not sold then there would be a process to look at alternative options.
- Whether the land was Grade 3 Agricultural and if this affected the application? The Committee were informed that Grade 3 land would not present a barrier to a residential development.

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

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

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

Notes:-

- (i) Cllr G DuChesne and Cllr M Jenkins voted against the application.
- (ii) Cllr B Holdman abstained from voting.
- (iii) Chris Burton spoke as the Agent.
- (iv) Cllr S Keable spoke as the Ward Member

(The meeting ended at 3.13 pm)

CHAIR