

MINUTES of a **MEETING** of the **PLANNING COMMITTEE** held on 4 December 2024
at 2.15 pm

Present

Councillors

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

Apologies

Councillor(s)

S J Clist and N Letch

Also Present

Councillor

S Keable

Also Present

Officer(s):

Richard Marsh (Director of Place & Economy), John Hammond (Development Management Manager), Adrian Devereaux (Area Team Leader), Daniel Sims (Planning Officer), Holly Brimson (Planning Officer), Andrew Gunn (Planning Officer), Planning Officer and Angie Howell (Democratic Services Officer)

Councillors

Online

J Buczkowski and L Knight

Officers Online

Maria De Leburne (Director of Legal, People & Governance and Monitoring Officer) and Stephen Carr (Corporate Performance and Improvement Manager)

62 APOLOGIES AND SUBSTITUTE MEMBERS (00:03:27)

Apologies were received from Cllr S Clist with Cllr J Downes substituting and Cllr N Letch with Cllr D Wulff substituting.

63 PUBLIC QUESTION TIME (00:03:51)

There were no public questions.

64 DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT (00:03:58)

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

Cllr M Jenkins made a declaration of interest in accordance with Protocol of Good Practice for Councillors dealing with planning matters regarding planning application 24/01102/FULL (Creation of 2 parking spaces at Land at NGR 282699 102593, Crofts Estate, Sandford) in that he had received correspondence.

65 MINUTES OF THE PREVIOUS MEETING (00:04:39)

The minutes of the previous meeting held on 9 October 2024 were agreed as a true record and duly **SIGNED** by the Chair.

66 CHAIR'S ANNOUNCEMENTS (00:04:58)

The Chair wished to introduce to the Members of the Planning Committee 2 officers that they might not have met before Andrew Gunn, Planning Officer and Holly Brimson, Planning Officer. He welcomed them to their first Planning Committee.

67 WITHDRAWALS FROM THE AGENDA (00:05:56)

There were no withdrawals from the Agenda.

68 PERFORMANCE DASHBOARD QUARTER 2 (00:06:07)

The Group were presented with the *Performance Dashboard for Quarter 2 2024/25. The following was highlighted within the report:-

- Since the dashboard was last presented to the Committee work had been ongoing to create a glossary which provided a fuller understanding of what was measured and how. This was available on the Council's website.
- The overall performance was presented in a pie chart and combined a RAG rating to indicate if the performance was on track or not.
- There were 2 corporate risks that related to this Committee.
- Planning Fees Income – Statutory was shown as amber and Planning Fees income – Discretionary was shown as red in the RAG rating. Performance was related to a depressed housing market.
- Major planning applications determined within 26 weeks was shown as red in the RAG rating and minor planning applications determined within 16 weeks was shown as amber both of which were set against an in-house target of 100% rather than national targets.
- An answer to a query received from a Member of the Committee in relation to planning applications determined within 13 weeks without a decision clarified an inaccuracy that this indicator referred to performance in the current quarter rather than in the year to date.
- There was a discrepancy in the dashboard which related to planning enforcement statistics. The total number of open cases was 319 and not 338, this had now been rectified.

Discussion took place regarding:

- Clarification was sought with regard to the corporate risk building control viability. It was explained that it was a small team that needed certain professional qualifications. There was real pressure nationally and in the South West to attract and retain those skills. Small changes in staff had meant the risk had increased. Further details were in the Corporate Risk Register report that had previously been presented to the Audit Committee and would be going to Cabinet in December 2024.
- The Committee asked what was meant by the Corporate Risk “Quality of planning committee decisions” and how were they measured? It was explained it was whether the Committee could defend decisions that had been made should they come before an appeal. Full details could also be found in the Corporate Risk Register.

Note: * Performance Dashboard previously circulated.

69 THE PLANS LIST (00:14:39)

The Committee considered the applications in the *Plans List.

- 1) 24/01481/HOUSE - Installation of Air Source Heat Pump to East (rear) elevation at 30 Marshall Close, Tiverton, Devon.

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

- There were no updates to the report.
- The Application was presented to the Committee today as the applicant was an employee of Mid Devon District Council.
- No objections had been received.
- The main issues raised were the residential amenity of adjoining residents and climate change.

Discussion took place regarding:-

- The decibel levels of the heat pumps and the level of noise expected. It was explained that the noise level was well within the boundaries set.

It was **RESOLVED** that planning permission be granted subject to conditions.

(Proposed by Cllr C Harrower and seconded by Cllr B Holdman)

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

2) 24/01102/FULL - Creation of 2 parking spaces at Land at NGR 282699 102593, Crofts Estate, Sandford

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

- The site was part of the Housing Revenue Account (HRA) and Mid Devon District Council were the applicant.
- The Application was for the creation of 2 parking spaces.
- The area of grass that would be replaced was just over 57sqm.
- The main issues raised related to whether the car parking spaces were disabled. However they were not proposed to be disabled car parking spaces and would be available for use by all residents of the Croft's Estate.
- The Biodiversity Net Gain (BNG) would see the loss of 29.04msq of grassland which would trigger the requirement for BNG. The retained grassland was proposed to be planted with flowering lawn mix to achieve a 23.6% BNG at the site.

Discussion took place regarding:-

- Whether the paving would be permeable? It was explained that there was a condition to say that permeable hardstanding should be incorporated.
- A request for grasscrete to be used was suggested as a condition however it was explained that the Committee could use an informative to indicate support for this as a solution rather than a condition being placed on the application.

It was **RESOLVED** that planning permission be granted subject to conditions. Members of the Planning Committee noted that grasscrete would be preferred.

(Proposed by Cllr J Downes and seconded by Cllr G Czapiewski)

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

3) 24/01370/FULL - Sub-division of a dwelling to form two dwellings at 4 - 5 Higher Ley, Nymet Rowland, Crediton.

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

- Mid Devon District Council were the applicants.
- The existing dwelling was formerly converted internally from 2 dwellings into 1. The dwelling was no longer required to be this size at this time.
- To the west was a car parking area in the Council's ownership.
- No changes were proposed to the exterior of the building as the front doors were retained when it was converted into 1 dwelling.
- As the conversion was simplistic there was an internal connecting door which would now be blocked up using a cavity wall and some lightweight internal stud partitions.

- For the first floor plans it was initially proposed to be 2 bedrooms per home however after assessing the size against the National Described Space Standards this would have been below requirement and the application was now for 1 bedroom plus a study space for each house.
- The main issues related to parking and technical housing standards.

Discussion took place regarding:-

- Whether there was a demand for housing of this size in that area. It was explained that Mid Devon Housing (MDH) would be aware of the demand requirements for housing across the district.
- The Cabinet Member for Planning and Economic Regeneration urged the applicant to look at improvements for car parking in the blue zone.

It was **RESOLVED** that planning permission be granted subject to conditions.

(Proposed by Cllr B Holdman and seconded by Cllr G DuChesne).

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

4. 24/01596/NMA - Non-Material Amendment for 23/00126/FULL at 2 – 8 Beech Road Tiverton Devon

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

- The Application came before the Committee in April 2024 for the erection of 8 affordable dwellings following the demolition of 4 existing dwellings.
- The main issues raised when considering whether changes would be acceptable as being non material to the approved development.
- The approved plan showed parking arrangements with 2 spaces to the west side of the building and 7 spaces to the east side whereas the change would be for 1 parking space to the west and 8 to the east with the additional landscaping and pedestrian access from Beech Road.
- The communal bin store area and bicycle area would have improved access.
- There would be no change to the building itself apart from the external staircase.
- As a result of the changes to the parking areas there would be an increase to planting and an improvement to the Biodiversity Net Gain (BNG) being delivered to the site. From the last scheme to this new proposed scheme there would be an increase of 13.2sqm of mixed scrub habitat; an increase of 4.2sqm of native meadow and 8.5sqm increase on linear hedgerow and an additional 2 trees.
- The proposed scheme did not increase in the scale of the development and would not result in a detrimental impact visually.

Discussion took place regarding:-

- The fact that normally Non-Material Applications were delegated, however as it was a Mid Devon District Council application it had to come before the Committee.

It was **RESOLVED** that the Non-Material Amendment be approved.

(Proposed by Cllr G Cochran and seconded by Cllr M Jenkins)

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

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

70 **MAJOR APPLICATIONS WITH NO DECISION (01:14:54)**

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

The Committee agreed the following:-

- (i) 24/01594/MFUL - Erection of a 3 storey 66 bed residential care home (Class C2) for the elderly with associated communal and care facilities; erection of a three storey 50-unit retirement living building (Class C3) with associated communal facilities; vehicular access from College View, internal access roads, car parking, substation, refuse stores and hard and soft landscaped grounds.
To come before Planning Committee and for a site visit to be arranged.
- (ii) 24/01033/MFUL Erection of an agricultural dairy shed (1,007 sq.m) (Revised Scheme)
To remain delegated as per the report.
- (iii) 24/01472/MARM Reserved matters for the erection of 200 dwellings including access, appearance, layout, scale and landscaping following outline approval.
To be considered on the Majors Applications with no Decision at a future Planning Committee.

- Notes * (i) List previously circulated, copy attached to the minutes.
(ii) Cllr J Downes abstained from voting with regard to Application No. 24/01472.

71 **APPEAL DECISIONS (01:25:16)**

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 3.42 pm)

CHAIR