

MINUTES of a **MEETING** of the **PLANNING COMMITTEE** held on 9 April 2025 at 2.15 pm

Present

Councillors

L J Cruwys (Chairman)
G Cochran (Vice-Chair), F J Colthorpe,
G Czapiewski, G Duchesne, C Harrower,
B Holdman, M Jenkins and L G J Kennedy

Apologies

Councillors

S J Clist, N Letch and S Robinson (online)

Also Present

Officers:

Maria De Leburne (Director of Legal, People & Governance (Monitoring Officer)), John Hammond (Development Management Manager), Jake Choules (Planning Officer), Daniel Sims (Planning Officer) and Angie Howell (Democratic Services Officer)

Councillors

Online

J Buczkowski, S Keable and S Robinson

92 MEETING MANAGEMENT

The Chair informed the Committee that he would be bringing forward Agenda Item 5 - Chair's Announcements as the first item to be discussed on the agenda.

93 CHAIR'S ANNOUNCEMENTS

The Chair informed the Committee of the sad passing of the Chair of the Council, Cllr Frank Letch MBE and wished to send his deepest sympathies to his family at this difficult time.

He explained that Cllr Letch had been a Member of the Planning Committee for some time.

He asked the Committee to stand and observe a minutes silence in Cllr Letch's memory.

The Chair also reminded Members of the Book of Condolence which had been opened in reception and also online for those who wished to leave a message.

94 **APOLOGIES AND SUBSTITUTE MEMBERS**

Apologies were received from Cllr S Clist, Cllr N Letch and Cllr S Robinson (online) who was substituted by Cllr L G J Kennedy.

95 **PUBLIC QUESTION TIME**

There were no public questions.

96 **DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT**

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

There were no declarations of interest.

97 **MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held on 12 March 2025 were agreed as a true record and **SIGNED** by the Chair.

98 **WITHDRAWALS FROM THE AGENDA**

There were no withdrawals from the Agenda.

99 **THE PLANS LIST**

The Committee considered the applications in the *Plans List.

1. 25/00277/NMA - Non-Material Amendment for 24/01252/FULL to allow replacement of a window on the south elevation, replacement of rear door on the east elevation and alterations to height of new cill on the east elevation at Former Drop In Centre, Newport Street, Tiverton.

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

- The application was a non-material amendment to allow substitute plans at the Former Drop in Centre.
- The change of use for the building was approved at a Planning Committee in August 2024 before the physical alterations were approved by the Committee in October 2024.
- A non-material amendment application was to determine whether the changes would be “non-material” compared with the previously approved development. There was no statutory definition of “non-material” and it was assessed on a case by case basis.
- The scale of the building would remain similar to the previously approved plans.
- The minor changes to windows and doors were considered to be inconsequential to the development previously approved.

Discussion took place regarding:-

- Whether the door had a vision pane and met building regulations. It was explained that the door would need to meet building regulations.

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

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

2. 25/00148/FULL - Variation of condition 2 of planning permission
23/01923/FULL (Construction and operation of a micro energy storage facility)
to allow substitute plans relating to the change of design and specification of
the battery box at Land at NGR 282446 100921 (Playing Field), Avranches
Avenue, Crediton.

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

- The application was presented to the Planning Committee as it was located on Council land.
- The original application was approved at the Planning Committee in February 2024.
- It sought to approve variation of Condition 2 of the approved scheme, which granted permission for the construction operation of the micro energy storage facility.
- The main considerations were:-
 - (a) Height of battery units decreased from 2.78m to 2.41m.
 - (b) Length of units (combined) increased from 4m to 5.2m.
 - (c) Width of units increased from 1.2m to 1.78m.
 - (d) Alterations to style of perimeter fence.
- Amendments included wooden cladding fencing which would now encapsulate all the boxes and the equipment within to provide better screening.
- There would be a slight change in the equipment specification since the approval as there was now newer equipment and a different operator would be used.
- The proposed amendments did not detract from the intended purpose of the development to enable storage and flexible use of energy.

Discussion took place regarding:-

- Whether the technology used would be robust. It was explained that the equipment was designed to meet the same standards as previously approved.
- Concerns with regard to fire risk due to the increased units from 3 to 4. Measures for fire risk and maintenance were the same as the originally approved application and that they would be monitored 24 hours a day. There was an internal short circuit detection system, temperature sensor along with built in current and voltage sensors. The units would automatically shut down in the unlikely event of a fire.

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

(Proposed by Cllr B Holdman and seconded by Cllr M Jenkins)

3. 25/00147/FULL - Variation of condition 2 of planning permission 23/01615/FULL (Construction and operation of micro energy storage facility) to allow substitute plans relating to the change of design and specification of the battery box at Car Park, Fernworthy Park, Copplestone.

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

- The application was presented to the Planning Committee as it was located on Council land.
- The original application was approved at the Planning Committee in February 2024.
- It sought to approve variation of Condition 2 of the approved scheme, which granted permission for the construction operation of the micro energy storage facility.
- Section 73 of the application to vary the plans for the application, had originally proposed the removal of condition 4 of the original approval relating to noise limits. Following discussions between Public Health and the applicant this was removed from the description as the condition was there to protect the neighbouring amenity for the lifetime of the development. This condition therefore remained in place.
- A variation included additional bollards to be put in place to add an extra layer of safety given the location in the car park.
- Amendments also included wooden cladding fencing which would now encapsulate all the boxes and the equipment within to provide better screening.
- The proposed amendments related to technical design specification and did not detract from the intended purpose of the development to enable storage and flexible use of energy.

Discussion took place regarding:-

- Condition 4 and the protection it offered to residents should enforcement action be required if the noise levels exceeded the limits set out.

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

(Proposed by Cllr G Cochran and seconded by Cllr F J Colthorpe)

*List and report previously circulated.

100 MAJOR APPLICATIONS WITH NO DECISION

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

The Committee agreed the following:-

1. 25/00366/MFUL - To come to Committee - as per the report.
2. 25/00314/MOUT - To remain delegated - as per the report.

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

101 APPEAL DECISIONS

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 14:47hrs)

CHAIR