

MINUTES of a **MEETING** of the **PLANNING COMMITTEE** held on 2 July 2025 at 2.15 pm

Present

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

Apologies

Councillors: S J Clist, N Letch and S Robinson

Also Present

Councillor: S Keable

Also Present

Officers: Maria De Leiburne (Director of Legal, People & Governance (Monitoring Officer)), John Hammond (Development Management Manager), John Millar (Area Team Leader), Claire Sutton (Conservation Officer) and Angie Howell (Democratic Services Officer)

15 APOLOGIES AND SUBSTITUTE MEMBERS (00:03:58)

Apologies were received from:

- Cllr S Clist who was substituted by Cllr D Wulff
- Cllr S Robinson who was substituted by Cllr L G J Kennedy
- Cllr N Letch

The Chair wished to clarify that although three Councillors had sent their apologies, only two substitutes could be appointed from the same political group.

16 PUBLIC QUESTION TIME (00:04:41)

There were no public questions.

17 DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT (00:04:54)

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

There were no declarations.

18 **MINUTES OF THE PREVIOUS MEETING (00:05:14)**

The minutes of the previous meeting held on 11 June 2025 were agreed as a true record and **SIGNED** by the Chair.

19 **CHAIR'S ANNOUNCEMENTS (00:05:40)**

The Chair reminded Members of the Committee that a site visit would be held on the 17 July at 2pm with regard to Application 25/00304/MOUT, Mountain Oak Farm, Lower Town, Sampford Peverell.

20 **WITHDRAWALS FROM THE AGENDA (00:07:15)**

There were no withdrawals from the Agenda.

21 **THE PLANS LIST (00:07:21)**

The Committee considered the applications in the *Plans List.

1. 25/00586/NMA - Non Material Amendment to 23/00118/MFUL to rationalise internal layouts including placement of external doors and windows; additional solar panels; inclusion of cycle storage facilities and refuse/bin recycling storage areas details and revised site levels at School Close, Bampton, Tiverton.

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

- The Zed Pods modular housing scheme provided social rented housing which would form part of the Council's housing stock.
- The changes proposed were minor which included: layout design to improve the functionality and energy efficiency; changes to the doors, windows and floor levels; cycle storage; landscaping and the introduction of additional colour ranges.
- The changes proposed complied with National Space Standards

Discussion took place regarding:-

- Accessibility within the properties – it was explained that the properties all had level access.

It was **RESOLVED** that planning permission for the Non Material Amendment be granted.

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

2. 25/00573/LBC - Listed Building Consent for the removal of 20th century 1st floor timber partition at Shapcott Cottage, Whitnage, Tiverton.

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

- The property was a mid-17th century Grade 2 listed building.
- The wall to be removed had been inserted at some point during mid-20th century which had divided up the main bedroom to provide access to a smaller bedroom.
- The fabric to be removed was of low quality.
- The proposed change would be to remove the wall to open up the first bedroom and allow the front elevation window to provide light back into the bedroom. The second bedroom would continue to be useable.

There being no discussion it was **RESOLVED** that Listed Building Consent be granted.

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

*List and report previously circulated.

22 **MAJOR APPLICATIONS WITH NO DECISION (00:22:47)**

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

The Committee agreed the following:-

1. 25/00755/MFUL – to remain delegated as per the report.

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

23 **APPEAL DECISIONS (00:23:55)**

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 14:39)

CHAIR