

MINUTES of a **MEETING** of the **PLANNING COMMITTEE** held on 30 July 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, L G J Kennedy, N Letch and
M Jenkins

Apologies

Councillors: S J Clist and S Robinson

Also Present

Councillors: S Keable and R Roberts

Also Present

Officers: Maria De Leburne (Director of Legal, People & Governance (Monitoring Officer)), John Hammond (Development Management Manager), John Millar (Area Team Leader), Adrian Devereaux (Area Team Leader), Simon Newcombe (Head of Housing & Health) and Sam Barnett (Housing Initiatives Officer) and Angie Howell (Democratic Services Officer)

Councillor

Online: E Buczkowski

Also in

attendance: Andrew Howard (Building Control Manager, North and Mid Devon Building Control) - online

24 APOLOGIES AND SUBSTITUTE MEMBERS (00:04:19)

Apologies were received from:

- Cllr S Clist who was substituted by Cllr L G J Kennedy
- Cllr S Robinson

25 PUBLIC QUESTION TIME (01:04:44)

There were no public questions however Mr Micheal James made a statement with reference to Plan 1 - 25/00541/FULL - Demolition of Cross Hotel main building at Cross Hotel, Copplestone, Crediton.

26 DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT (00:12:06)

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

Cllr N Letch made a declaration of interest regarding planning application number 25/00541/FULL - Demolition of Cross Hotel main building at Cross Hotel, Copplestone, Crediton as she had been heavily involved with the application and would therefore abstain from voting on this item.

27 MINUTES OF THE PREVIOUS MEETING (00:13:08)

The minutes of the previous meeting held on 2 July 2025 were agreed as a true record and **SIGNED** by the Chair.

28 CHAIR'S ANNOUNCEMENTS (00:13:30)

The Chair made the following announcements:-

- Angharad Williams, Development Management Manager would be leaving Mid Devon District Council. Her last day in the office would be 10 September.
- He reminded Planning Committee Members of the training dates to be held on 6 August at 2.15pm and 10 September at 10am.

29 WITHDRAWALS FROM THE AGENDA (00:14:39)

There were no withdrawals from the Agenda.

30 THE PLANS LIST (00:14:42)

The Committee considered the applications in the *Plans List.

1. 25/00541/FULL - Demolition of Cross Hotel main building at Cross Hotel, Copplestone, Crediton.

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

- There had been an update with regard to Condition 3 in that a demolition method statement and supporting information had been received from the applicant which had been accepted by the Local Highway Authority and was recommended to become a compliance condition.

- Clarity with regard to Condition 4 which had been recommended by the Council's Conservation Officer stated that there should not be any demolition to the footings due to potential archaeological interest and that it would only be demolition by hand within 2 metres of the adjoining neighbouring property.
- There had been 2 additional representations made from:
 - (a) Historic England stating that they had no further comments other than to refer the matter to the Council's Conservation Officer.
 - (b) A neighbour outlining concerns with the development and the potential lack of information online.
- The reason for the planning application was due to there being no permitted development rights as it related to a drinking establishment.
- Building Control and the local Highway Authority had been involved in the works undertaken which had resulted in a road closure, with a diversion in place, as scaffolding had to be erected to ensure the building was stable.
- The main issues raised were:-
 - (a) Policy/Principle and procedure
 - (b) Loss of the community facility
 - (c) Highways issues
 - (d) Impact upon setting of listed buildings/structures
 - (e) Impact on amenity
 - (f) Impact on ecology/biodiversity
 - (g) Land drainage/flood risk
- Following a site inspection and professional advice from structural engineers, Building Control concluded that it would be unsafe to attempt to repair the building, and that demolition would be the only safe and viable option.
- Demolition would allow the re-opening of the road and work could commence the beginning of next week.
- With regard to the impact upon the setting of listed buildings the Conservation Officer noted that this was outweighed by public safety.

Discussion took place regarding:-

- Why the building had not been maintained by the Council. It was explained that this was not a listed building and that it was not the Council's responsibility for the protection of all buildings within the District.
- Whether there was a Neighbourhood Plan for the area. It was confirmed there was not a Neighbourhood Plan.
- Whether there was any control with regard to the replacement of the building. It was confirmed that Policy DM2 would not apply in this instance, given that this was an application only for demolition and policy wording did not cover the need for a replacement building following this type of situation.

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

(Proposed by Cllr G Cochran and seconded by Cllr G Duchesne)

Notes:-

- (i) Cllr N Letch abstained from voting
- (ii) Olivia Ambrose spoke as the Applicant
- (iii) Cllr N Letch spoke as the Ward Member

2. 24/01571/FULL - Change of use of 6 bed house in multiple occupancy (Class C4) to 7 bed house in multiple occupancy (Sui Generis) and associated works at 5 St Paul Street, Tiverton, Devon.

The Chair asked the Area Team Leader to explain the meaning of “Sui Generis”. It was explained that it was used when an application did not fall within a planning “used class”.

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

- The property was a Grade 2 listed building and currently had permission for a multiple occupation house up to 6 bedrooms.
- The application was to change the use of the property to a 7 bed roomed house with multiple occupation to provide temporary accommodation for homeless people.
- The application was to consider the proposed external works and the change of use to the listed building.
- The main issues raised were:-
 - (a) Principle of development (change of use)
 - (b) Design and impact on surroundings
 - (c) Heritage impact
 - (d) Highways and parking
 - (e) Flood risk
- Heritage impact was the key issue due to the installation of vents and extractors.
- With regard to flood risk there was a flood risk evacuation plan provided and residents would be made aware of how to evacuate effectively. There would be no additional housing proposed on the ground floor.
- The Council’s Conservation Officer had raised objections to the proposal mainly on the basis that the works included the introduction of en-suite bathrooms which would cause damage to the historic fabric of the building and also the plan form.
- The application had since been amended to include bathrooms on the ground floor only with bathroom pods being inserted on the first floor.
- The building was currently in a dilapidated state however it retained its original plan form in terms of the openness of the rooms and the layout of the property.
- With regard to preserving the listed building, its setting and features of special architectural or historical interest, the Conservation Officer noted that this was outweighed by the public benefit of the proposal.

Discussion took place regarding:-

- The amount of bedrooms that the accommodation could offer.
- Whether the toilets and showers met the development standards. It was confirmed that they did comply with the national space standards.
- The support offered to tenants with regard to their mental health and safety.

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

(Proposed by Cllr L G J Kennedy and seconded by Cllr C Harrower)

Notes:-

- (i) Cllr N Letch and Cllr G DuChesne voted against the application
- (ii) Sam Barnett, Mid Devon District Council spoke as the Applicant
- (iii) Cllr C Harrower spoke as the Ward Member.

3. 24/01572/LBC - Listed Building Consent for alterations to ground floor, first floor and second floor layouts, replacement of sill/rail and glazing bars on 4 windows, replacement of dormer windows with associated external alterations at 5 St Paul Street, Tiverton, Devon.

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

- The property was a Grade 2 listed building.
- The application focussed on the alterations to the property which included:-
 - (a) Layout of the bedrooms
 - (b) Replacement of the seal and rail on existing windows
 - (c) The glazing bars on 4 windows and the replacement of the front door window
 - (d) External alterations
- The main issue raised was the heritage impact.
- Whilst there was harm to the historic fabric of the building and the significance of the heritage asset, this was outweighed by the public benefit of the proposal.

There being no discussion it was **RESOLVED** that listed building consent be granted subject to conditions.

(Proposed by Cllr F J Colthorpe and seconded by Cllr C Harrower)

Notes:-

- (i) Cllr N Letch abstained from voting.
- (ii) Cllr G DuChesne voted against the application.
- (iii) Sam Barnett, Mid Devon District Council spoke as the Applicant.
- (iv) Cllr C Harrower spoke as the Ward Member.

*List and report previously circulated.

31 MAJOR APPLICATIONS WITH NO DECISION (02:14:56)

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

The Committee agreed the following:-

1. 25/00954/MFUL - Erection of factory building with integrated office space, associated parking, service yard, landscaping, drainage infrastructure and alterations to site access to remain delegated as per the report.

Note: *List previously circulated.

32 APPEAL DECISIONS (02:15:21)

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

Note: *List previously circulated.

(The meeting ended at 16:31)

CHAIR