

TORRIDGE DISTRICT COUNCIL

PLANS COMMITTEE

Town Hall, Bideford

6 June 2013 at 9.30 am

PRESENT: Councillor R Lock (Chair)  
Councillor M Brown (Vice Chair)  
Councillors: M Langmead, C Leather, H Martin, K Murdoch,  
H Ratledge, J Whittaker (substituting for Councillor Lausen) and  
P Watson

K Miles (Solicitor)  
D Green (Development Enabling Manager)  
L Andrews (Planning Executive)  
B Connolly (Planning Officer)

Also in attendance: Approximately 50 members of the public

The Chair highlighted the fire exits to people present at the meeting.

The Chair asked that both Members and Officers introduce themselves, and Members to state the Ward they represent.

1. APOLOGIES

An apology for absence was received from Councillor Lausen.

2. MINUTES

The Minutes of the meeting held on 9 May 2013 were agreed and signed as a correct record.

3. DECLARATIONS OF INTEREST

The Chair reminded Members to declare their interests when the relevant item was up for discussion. Declarations of interest were made as indicated below and in accordance with the previously agreed arrangements for "dual-hatted" Members.

4. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

That the Agenda as circulated be agreed.

(Vote: unanimous)

5. URGENT ITEMS

1. The Chair informed the meeting that application no. 1/1141/2012/FUL had been withdrawn from the Agenda.

2. The Development Enabling Manager addressed the meeting regarding the recent announcement of the Government's following proposals :

- to give more power to communities to refuse applications for wind farms and wind turbines
- to allow communities to generate more income from wind turbines
- Better communication between developers and communities prior to applications being submitted

He advised that no official statement had been published on the Government website as yet, but as and when further details were available it would be brought to Committee for consideration.

3. Members were reminded that the next Plans briefing session would be held on Thursday 13 June 2013 at 2 pm when the above item would be discussed.

6. FUTURE SITE VISITS

The Chair informed the Committee that there were currently no site visits planned.

7. PUBLIC PARTICIPATION

The Chair advised the Committee and members of the public of the details in respect of the Council's public participation scheme.

8. APPEAL DECISION

The Committee noted the appeal decisions.

(Vote : For - unanimous)

9. PLANNING APPLICATIONS

- a) **Application No:-1/0235/2013/FUL** - Installation of wind turbine (77m height to blade tip), access road and associated works (including formation of 1.5 km bridleway) - Affecting public right of way – Land at Alscott Farm, Shebbear, Beaworthy

Interests: Councillor Whittaker declared an interest but attended with an open mind

Officer recommendation : Grant subject to a legal agreement

The planning application had been referred to Plans Committee at the discretion of the Head of Strategic Development and Planning as the proposed turbine would exceed 25 metres in height to the blade tip.

The Planning Officer informed Members of the following updates :

- Amendment to the report – Page 43 - Policy DVT2c to remove the word “significant”
- An additional 31 late representations received objecting to the application
- Late representation received from Councillor Parsons objecting to the application
- An additional 19 late representations received in support of the application
- Response received from the British Horse Society – no objections
- A consultee response received from Buckland Filleigh Parish Council objecting to the application
- Additional consultee response received from Shebbear Parish Council objecting to the application

The Planning Officer presented the report and advised Members of the main planning considerations.

Mr Matthew Millichope, Environmental Protection Officer, Torridge District Council, addressed the meeting. He clarified the position regarding objections raised in the consultee response received from Peters Marland Parish Council with specific regard to Cornwall County Council and this particular model of wind turbine.

Members expressed concern with regard to the following :

- Impact on heritage assets including Buckland House
- Visual impact
- Location
- Health issues
- Noise

Members also felt that consideration had been given by the applicants to alleviate Members objections for refusing a previous application for the erection of a wind turbine on this site.

The Solicitor advised Members on the legal position if they were minded to refuse or defer the application following the information given by the Development Enabling Officer under Agenda item 5.

It was proposed by Councillor Leather and seconded by Councillor Whittaker that the application be refused for the following reason :

“The proposed turbine by reason of its siting and height would result in significant adverse impacts on the landscape and appearance of the surrounding landscape, contrary to the aims of Torridge District Council’s “Landscape Sensitivity Assessment for Torridge; an Assessment of the Landscape Sensitivity to Onshore Wind Energy & field scale Photovoltaic Development” by virtue of its introduction of a significant vertical element into the landscape resulting in skylining and its impacts on long views across the landscape. The development is therefore contrary to Policies DVT2c, DVT6, DVT7, WNV1 and ENV5 of the Torridge District Local Plan and the objectives of the National Planning Policy Framework.

(Vote For 3, Against 6)

The motion was lost.

It was proposed by Councillor Watson and seconded by Councillor Ratledge that the application be approved.

## **RESOLVED**

**That the application be Granted subject to the conditions as stated in the report.**

(Vote For 4, Against 3, Abstentions 2)

Mr Richard Hillam addressed the Committee in support of the application  
Mr Ben Jenkinson addressed the Committee in support of the application  
Dr Richard Tiner addressed the Committee objecting to the application  
Mrs Sarah Blake addressed the Committee objecting to the application  
Councillor Mike Lamprey, on behalf of Peters Marland Parish Council, addressed the Committee objecting to the application

- b) **Application No:-1/1141/2012/FUL** - Installation of a 11 kw wind turbine (height to blade tip 24.8m) - Meadow Farm, Langtree, Torrington

Interests:

Officer recommendation : Grant

This item had been withdrawn from the Agenda.

- c) **Application No:-1/0293/2013/LA** - Extension to provide premises for Boxing Club  
- East the Water Community Association, Pollyfield Community Centre, Avon Road,  
Bideford

Interests: Councillor Langmead declared an interest – predetermination – and took no part in the debate or decision making  
Councillor Whittaker declared an interest – predetermination – and took no part in the debate or decision making

Officer recommendation : Grant

The planning application had been referred to Plans Committee as the applicant is Torridge District Council.

Members were advised of the following updates :

- A consultee response received from Bideford Town Council in support of the application
- An additional representation objecting to the application

The Planning Executive presented the report and informed Members of the main planning considerations and the history to the site.

It was proposed by Councillor Watson and seconded by Councillor Murdoch that the application be approved.

## **RESOLVED**

**That the application be Granted subject to the conditions as stated in the report.**

(Vote For - unanimous) - 2 Members away from the table

## 10. **LIST OF PLANNING DECISIONS**

### **RESOLVED**

That the Committee receive and note the list of Planning decisions for the period between 30 April 2013 to 29 May 2013.

(Vote For - unanimous )

The meeting commenced at 9.30 am and ended at 10.45 am.

Date.....

Chair.....