

TORRIDGE DISTRICT COUNCIL

PLANS COMMITTEE

Riverbank House, Bideford

2 July 2015

PRESENT: Councillor R Lock  
Councillors: M Brown, P Hackett, M Langmead, J Langton-Lockton,  
P Watson, S Robinson, K Davis and P Pennington

J Hollis (Senior Solicitor)  
D Green (Development Enabling Manager)  
L Andrews (Team Leader)  
J Pine and L Simpson (Planning Officers)  
L Inch (Democratic Services Officer)

Also in attendance: Approximately 10 members of the public

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

13. APOLOGIES

There were no apologies

14. MINUTES

The Minutes of the meeting held on 4 June 2015 were agreed and signed as a correct record.

(Vote: For 8, Abstentions 1)

15. 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.

16. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

That the Agenda as circulated be agreed.

17. URGENT ITEMS

There were no urgent matters, but the Chair confirmed that the next Plans debrief meeting will be held on Thursday 9 July at 2pm at Riverbank House.

18. FUTURE SITE VISITS

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

19. PUBLIC PARTICIPATION

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

20. APPEAL DECISIONS

There were no appeal decisions

21. DELEGATED REFUSALS – WIND TURBINES

There was only one delegated decision for noting

22. DELEGATED DECISIONS – AGMBs

The Committee noted the Delegated Decisions.

Prior to the presentation of the planning applications, the Chair asked that respect be shown for the views of the speakers, even if their views differed.

23. PLANNING APPLICATIONS

- a) **Application no: 1/0578/2014/FULM** - Mixed use development comprising of 52 residential units, approximately 763 sq metres of retail / commercial development, open space, car parking, marina (including managers accommodation) and associated development - Land At & Adjacent To Brunswick Wharf, East The Water, Bideford.

Interests: None

Officer recommendation : Grant

The planning application had been referred to Plans Committee as the site is in the ownership of Torridge District Council.

The Team Leader presented the report and advised Members of the update within the report providing technical information on the benefits of the Marina element of the scheme.

He also mentioned that the application was unchanged from the original application presented in December.

An additional condition had been included which has been amended to the following:

'Prior to the occupation of any of the buildings hereby approved two CCTV cameras to a location to be specified and approved in writing and approved by the Local Planning Authority shall be erected. The specification and operation of these cameras shall be agreed in writing by the Local Planning Authority with the cameras to be operational prior

to the use of any building’.

Following a brief discussion It was proposed by Councillor Langmead, seconded by Councillor Watson that the application be approved.

## **RESOLVED**

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

(Vote: For – Unanimous)

b) The following Councillors had attended the site visit listed below:

Councillors: R Lock, M Brown, P Hackett, J Langton-Lockton, M Langmead, P Watson, and P Pennington

**Application no: 1/0075/2015/FUL** - Proposed annexe - Pheasant Meadow Annexe, Diddywell Road, Appledore.

Interests: Councillor Davis declared a personal Interest but attended with an open mind.

Officer recommendation : Grant

The planning application had been called into Plans Committee by Councillor Eastman for the following reasons:

“Policy HSC4 states at (s).(6) the principle access will be from within the main house unless utilising a close by outbuilding.”

“The annexe proposed is within the newly approved residential garden and at the nearest point which is 10 metres away from the dwelling house.”

“This therefore appears to be tantamount to being a new dwelling.”

The Planning Officer presented the report and advised Members that this application had been referred for a site visit to take place from the previous meeting. He advised that he had received a justification statement from the owner of which was read out.

During discussions Members raised the following concerns:

- Piece of land was agricultural now residential are there any conditions
- Regards to the boundary
- External lighting
- Entering onto the highway
- Screening
- Concerns of the meaning of ‘Annexe’
- Wording on condition 3
- Self contained dwelling

Conditions 3 had been amended to the following:

‘The accommodation hereby permitted shall only be occupied by a dependant relative of the occupiers of Pheasant Meadow and shall be used solely for annexe purposes ancillary to the main house; sharing its access, parking and external amenity space, and not as an independent dwelling.

Reason: As creation of a separate residential unit would be contrary to the policies of the development plan due to its unsustainable location’.

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

## **RESOLVED**

**That the application be Granted for the conditions as stated in the report and the amendment to condition 3.**

(Vote: For 4, Against 4, Abstention 1 )

The Chair used her casting vote in support of the application.

- c) **Application no: 1/1154/2014/OUT** - Relocate existing caravan and replace with lodge - Rosedown Barn, Natcott, Devon.

Interests: None

Officer recommendation : Refuse

The planning application had been called into Plans Committee by Councillor Dart for the following reason:

“I wish to call the application 1/1154/2014/OUT to committee should it be subject to refusal. The position of Mr Redwood’s caravan is a less than an ideal situation for the local area and community. The proposal would allow that Local Planning Authority to have control over the land in terms of landscaping, materials used in an AONB, etc. Whereas in the present situation, the LPA has limited control. Therefore I consider this to be a strong material consideration.”

The Planning Officer presented the report and referred Members of the update and back ground information.

Following a brief discussion Members were advised that the applicant has refused to sign any legal paperwork.

It was proposed by Councillor Langmead seconded by Councillor Pennington that the application be refused.

## **RESOLVED**

**That the application be refused for the reasons stated in the report.**

(Vote: For - Unanimous)

R V Gale – Hartland Parish Council addressed the Committee

Mr B Redwood - addressed the Committee in Support of the Application

Cllr A Dart - addressed the Committee

24. LIST OF PLANNING DECISIONS

RESOLVED

That the Planning decisions for the period 21 May 2015 to 22 June 2015 be noted.

The meeting commenced at 9.30 am and ended at 10.58am.

Date.....

Chair.....