

TORRIDGE DISTRICT COUNCIL

PLANS COMMITTEE

Town Hall, Bideford

6 August 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)  
C Stansbury (Team Leader)  
J Pine and C Sandoe (Planning Officers)  
S Cawsey (Democratic Services Officer)

Also in attendance: Approximately 12 members of the public

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

25. APOLOGIES

There were no apologies for absence.

26. MINUTES

The Minutes of the meeting held on 2 July 2015 were agreed and signed as a correct record.

(Vote: For - unanimous )

27. 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.

28. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

That the Agenda as circulated be agreed.

29. URGENT ITEMS

There were no urgent matters, but the Chair reminded Members that the next debrief session would be on Thursday 13 August 2015 at 2pm to be held at Riverbank House, Bideford.

The Development Enabling Manager updated Members on a Decision of the High Court in relation to a challenge on the Governments Statement re Affordable Housing Thresholds. He outlined the impact on Affordable Housing resulting from this High Court decision and the pragmatic approach the Planning Department would take to those applications in the system and the effects on the Local Plan.

30. FUTURE SITE VISITS

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

31. PUBLIC PARTICIPATION

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

32. APPEAL DECISIONS

The Committee noted the Appeal Decisions.

33. DELEGATED REFUSALS – WIND TURBINES

There were no Delegated Refusals.

34. 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.

35. PLANNING APPLICATIONS

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

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

**Application no: 1/0530/2015/OUT** - Demolition of existing farm buildings construction of 3 dwellings (1 local-need/affordable), driveway and private treatment plant (bio-disc) all matters reserved - Newhouse, Sutcombe, Holsworthy

Interests: Councillor Pennington declared a personal interest – his daughter in law teaches at Sutcombe School - but attended with an open mind

Officer recommendation : Refuse

The planning application had been called into Plans Committee by the Ward Member,

Councillor Carroll, for the following reasons:

1. School numbers down to 21 with capacity for 56
2. If school closes nowhere for them to relocate. Bradworthy the nearest school full to capacity
3. Site on edge of village with houses around it
4. Site is an eyesore
5. Site could be considered an exceptions site because of its proximity to the village
6. There is no scheme for the village offering affordable
7. The scheme can only support 1 no. affordable

The Planning Officer presented the application and informed Members of the main planning considerations and the reasoning for the recommendation of refusal.

The following concerns were raised:

- The access being too steep – this was noted at the site visit
- The response from Sutcombe Parish Council stating “no objections”. Members felt this was not a strong enough response and did not state they were in support of the application.

It was proposed by Councillor Watson, seconded by Councillor Robinson that the application be refused.

## **RESOLVED**

**That the application be refused for the reason as stated in the report.**

(Vote: For 5, Against 3, Abstentions 1)

Mr A Harwood addressed the Committee in support of the application  
Mr R Horn addressed the Committee in support of the application  
Councillor Carroll, Ward Member, addressed the Committee

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

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

**Application no: 1/0375/2015/FUL** - Change of use to community shop - Meeting Point, High Bickington, Umberleigh.

Interests: None

Officer recommendation : Grant

The planning application had been called into Plans Committee by the Ward Member, Councillor Morrish, for the following reason:

“Concerns about highway issues and public safety. Also keen to support a business in the rural area”.

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

The comments of High Bickington Parish Council were noted. Although fully supportive of the application, concerns were raised with regard to parking. Members acknowledged that the site visit had been helpful in assisting them to determine the application, particularly with regard to the local concerns re parking.

It was proposed by Councillor Langmead, seconded by Councillor Lock that the application be approved.

## **RESOLVED**

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

(Vote: For - unanimous)

Mr D Halpin addressed the Committee in support of the application  
Mr A Boyd, Devon County Councillor, addressed the Committee in support of the application  
Council Morrish, Ward Member, addressed the Committee

- c) **Application no: 1/1354/2014/FUL** - Revision of approval 1/0299/2013/FUL to amend turbine -85kw,24.8 m high to hub, 36.6m to tip - additional information - Lane Mill Farm, Woolfardisworthy, Bideford

Interests: None

Officer recommendation : Grant

The planning application had been referred to Plans Committee at the discretion of the Planning Manager as the proposed turbine would exceed 25 metres in height.

At the request of Members, the Planning Officer explained to Committee the differences between this application and an extant permission which had been previously refused by Plans Committee but had been allowed at Appeal. This application was to seek planning permission for a variation of condition 2 to allow a different turbine with an increase in the blade length of 2.1m.

The Planning Officer advised that the Environmental Protection Officer had suggested a shadow flicker condition be included because of the larger blades, but this was a precautionary approach only.

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.**

(Vote: For - unanimous)

Mr D Wheeler addressed the Committee in support of the application

- d) **Application no: 1/1347/2014/FULM** - Proposed extension of existing industrial building and erection of two industrial buildings for B1, B2 and B8 use for the manufacturing, storage and distribution of agricultural fencing materials. - Bridgerule Coal Yard, Bridgerule, Devon

Interests: None

Officer recommendation : Grant

The planning application had been called into Plans Committee as an elected Member of Torridge District Council has an interest in the site.

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

Members were informed of the following update:

Amendment to Conditions 8 and 9 – a copy of the amended conditions was circulated

During the debate that followed, Members raised the following issues:

Dust risk to neighbours – the Development Enabling Manager advised that this issue was covered by Environmental Protection Legislation and that the Environmental Protection Officer had raised no concerns on this application, therefore no condition was needed.

Knotweed – the Tree Officer's comments stated that the areas of knotweed to be fenced off, condition 3 does not cover this. The Development Enabling Manager referred Members to the Management Plan which has been signed off by the Tree Officer. This concern had been addressed satisfactorily through the Plan. The Planning Officer confirmed that areas of knotweed would be fenced off.

It was proposed by Councillor Langmead, seconded by Councillor Davis that the application be approved.

**RESOLVED**

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

(Vote: For - unanimous)

Mr J Medland, on behalf of Bridgerule Parish Council, addressed the Committee in support of the application

36. LIST OF PLANNING DECISIONS

RESOLVED

That the Planning decisions for the period 22 June 2015 to 27 July 2015 be noted.

The Development Enabling Manager confirmed he would make enquiries and report back with an update to Members regarding the following permitted applications:

- 1/0578/2014/FULM
- 1/0654/2014/FULM

The meeting commenced at 9.30 am and ended at 11.10am.

Date.....

Chair.....