

TORRIDGE DISTRICT COUNCIL

PLANS COMMITTEE

Town Hall, Bideford

5 November 2015

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

Also in attendance: J Hollis (Senior Solicitor)  
D Green (Development Enabling Manager)  
L Andrews (Team Leader)  
C Stansbury (Team Leader)  
L Davies (Planning Officer)  
S May (Planning Officer)  
L Inch (Democratic Services Officer)

Also in attendance: Approximately 30 members of the public

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

61. APOLOGIES

There were no apologies for absence.

62. MINUTES

The Minutes of the meeting held on 1 October 2015 were agreed and signed subject to the following amendment:

Minute No 59 (b) - Application no. 1/0982/2014/FULM-

To remove the following wording:

“As Members agree with the principle of the application but”

(Vote: For- Unanimous)

63. 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.

64. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

That the Agenda as circulated be agreed.

65. URGENT ITEMS

There were no urgent matters, but the Chair reminded Members that the next debrief session will take place Thursday 12 October at 2pm, Riverbank House, Bideford.

66. FUTURE SITE VISITS

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

67. PUBLIC PARTICIPATION

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

68. APPEAL DECISIONS

The Committee noted the Appeal Decisions.

69. DELEGATED REFUSALS – WIND TURBINES

There were no Delegated Refusals.

70. DELEGATED DECISIONS – AGMBs

The Committee noted the Delegated Decisions.

71. PLANNING APPLICATIONS

The following Councillors had attended the site visit listed below:

Councillors: R Lock, P Hackett, J Langton-Lockton, P Pennington, S Robinson, K Davis and P Watson

- a) **Application no: - 1/0982/2014/FULM -** Erection of 14 dwellings and associated works, and provision of land for community use (second amended plans) - Land At Pebbleridge Road, Westward Ho!, Devon.

Interests: Councillor Davis – Dual Hatted

Officer recommendation : Grant subject to legal agreement

The following application was deferred by Members at the last Plans Committee on 1<sup>st</sup> October 2015 following concerns relating to the impact of Plot 11 upon the privacy and amenities of the occupiers of the adjacent dwellings in Venton Drive, plus to seek some changes to the design/materials of the dwellings.

Following discussions the applicant has submitted amended plans which show the

following:

### 1. **Plot 11**

The key changes are as follows:

- Overall length reduced by 2m
- Ridge height reduced by 250mm
- Eaves reduced by 250mm
- Windows facing Plot 2a Venton Drive omitted

A sectional sightline plan has been submitted which confirms there is no overlooking from the rooflights on the upper floors.

### 2. **Changes to the materials**

There are no changes to the design of the dwellings apart from those set out for Plot 11 above, but the extent of timber cladding on the external elevations has been reduced on some of the other dwellings.

The Town Council and neighbours to the site have been notified of these amended plans – any comments received will be reported to Members. The recommendation remains one of approval with conditions.

The Team Leader presented the application and advised Members of the main planning considerations and the updates to the report.

During a lengthy discussion concerns were raised regarding the following:

- Width of the road (5.5m once completed)
- Neighbouring property owner being able to reverse his vehicle safely
- Sequential testing had this been carried out with regard to flood risk
- Edge of the gardens being in the flood zone although no houses were within the flood zone
- Affordable Housing
- Concerns with the timber (colour)
- Inefficient use of land

It was agreed that an additional condition be added stating that the external timber be stained and this be retained in this agreed finish.

It was proposed by Councillor Brown, seconded by Councillor Watson that the application be Granted subject to the conditions stated in the report with the added condition above.

It was proposed by Councillor Robinson, seconded by Councillor Davis that the application be refused due to concerns on design, inappropriate and inefficient use of land

**RESOLVED**

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

(Vote: For 6, Against 3 )

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

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

**Application no: - 1/0826/2015/FUL -** New dwelling - Odun Grange, Odun Road, Appledore.

Interests: None

Officer recommendation : Grant

The application has been called-in for consideration by the Plans Committee by Councillor Eastman for the following reason:

“Since serious impact of this proposed development due to the access problems and the invasion of privacy including overlooking. I have been requested to call this application in for debate by the planning authority as many residents in close proximity are strongly against this application being made. I would also like to take this opportunity of requesting to speak at the planning meeting when this application appears on the agenda.”

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

It was asked whether the application was the same as previously submitted, the planning officer advised that it was the same application previously submitted in 2012 and permission had been granted. It was mentioned that the previous approval only has three days left so a renewal of this permission was required.

During a lengthy discussion the following concerns were raised:

- Overlooking/overbearing
- Boundary Fence

It was asked if there could be an extra condition regarding the boundary.

It was proposed by Councillor Davis, seconded by Councillor Robinson that the application be Refused.

Vote: ( For 3, Against 6)

The motion was lost.

It was proposed by Councillor Watson, seconded by Councillor Hackett that the application be Granted subject to the amended conditions as discussed.

## **RESOLVED**

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

- Condition 6 (as set out in the Officer's Report) be omitted
- Condition 7(as set out in the Officer's Report) should have the first sentence omitted.
- The additional condition (the new Condition 7) should read:  
Prior to works commencing on site, full details of the boundary treatment to the south (rear) boundary of the site shall be submitted to and approved in writing by the Local Planning Authority and retained as such in perpetuity.

Reason: To maintain the residential amenities of Odun Villa.

(Vote: For 6, Against 3)

Mr D Foster addressed the Committee objecting to the application  
Mr M York addressed the Committee objecting to the application  
Mr J Shardelow addressed the Committee in support of the application  
Mr P Hames addressed the Committee as Northam Town Councillor  
Councillor Eastman addressed the Committee as Ward Member

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

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

**Application no – 1/1333/2014/OUT - 9 dwellings and associated works - Land At Marshalls Mead, Beaford, Devon.**

Interests: Councillor Lock declared a personal interest – pre determination – left the table and spoke as ward member.

Officer recommendation : Grant subject to S106

The planning application has been referred to Plans Committee for consideration as the applicant is a direct relative of an employee of Torridge District Council.

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

During discussions it was mentioned that SWW didn't have an issue with the proposed application. Members felt that the application was viable within the village and there

would always be an issue with traffic where there is a school. It was asked why there was no reference to funding for the primary school, Members were advised that if there is capacity within the school funding is not asked for.

It was proposed by Councillor Langmead, seconded by Councillor Robinson that the application be Granted.

## **RESOLVED**

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

(Vote: For – Unanimous)

Mrs C Steer addressed the Committee on behalf of Beaford Parish Council  
 Mr S Chamberlin addressed the Committee objecting to the application  
 Mrs S Doidge addressed the Committee in support of the application  
 Mr I Lovell addressed the Committee in support of the application  
 Councillor R Lock addressed the Committee as ward member.

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

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

**Application no: 1/1162/2014/FULM** - Conversion to 14 apartments - Former School, Geneva Place, Bideford.

Interests:

Officer recommendation : Grant

The planning application had been called into Plans Committee by Councillor Brenton as requested by the planning committee of Bideford Town council for the following reasons: Severe overlooking, additional traffic problems and waste of a brownfield site.

The Planning Officer presented the application and advised Members of the main planning considerations and advised Members of the following additional condition:

Further condition as follows:

*Prior to occupation of the dwellings hereby approved, details of the attached single storey attached building at the rear (north) of the former school shall be submitted to and agreed in writing by the Local Planning Authority. For avoidance of doubt this should include elevations and floor plans and the proposed use of the structure. The development as approved shall then be retained in perpetuity.*

*Reason: For avoidance of doubt.*

The following matters were raised and discussed::

- Internal Partitions
- Access
- Issue with the traffic
- Windows

It was proposed by Councillor Langmead, seconded by Councillor Watson that the application be Granted

## **RESOLVED**

**That the application be Granted subject to the conditions stated in the report and the additional condition as stated above.**

(Vote: For - Unanimous )

Mr Bacon addressed the committee in support of the application

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

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

**Application no: 1/0796/2015/FUL** - Conversion of rural building to live/work dwelling plus extension to rear. - Building At West Bucks, Bucks Cross, Devon.

Interests: None

Officer recommendation : Refuse

The application has been called-in by Councillor Robin Julian with the following reason: "In compliance with paragraph 55 of the NPPF where it states that "local planning authorities should promote sustainable development in rural areas and where there are special circumstances to justify isolated homes in the countryside such as the reuse of redundant rural buildings. I believe that need for this proposal meets these circumstances to justify isolated homes in the countryside such as the reuse of redundant rural buildings. I believe the need for this proposal meets these circumstances and therefore I wish to call the application in."

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

During a brief discussion Members raised concerns regarding the access on to a main busy road. Members also referred to a response received from Devon County Council stating a "severe impact of highway safety"

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

**RESOLVED**

**That the application be Refused for the reasons stated in the report**

(Vote: For – Unanimous)

Miss C Luckett addressed the committee in support of the application.

- f) **Application no: 1/0871/2015/FUL** – Siting of air conditioning condensers to the rear elevation - 2 - 3 The Square, Holsworthy, Devon.

Interests: None

Officer recommendation : Grant

The planning application has been referred to Plans Committee due to the land being within the ownership of Torridge District Council.

The Planning Officer presented the application and advised Members of the main considerations. She also informed Members of the following additional condition:

*“The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.*

*Reason: The time limit condition is imposed in order to comply with the time requirements of Section 91 of the Town and Country Planning Act 1990 (as amended)”.*

Following a brief discussion it was proposed by Councillor Hackett, seconded by Councillor Watson that the application be granted.

**RESOLVED**

**That the application be Granted subject to the conditions stated in the report and the additional condition as stated above.**

(Vote: For unanimous)

In accordance with the Council Constitution it was proposed, seconded, and;

Resolved: That in view of the fact that 3 hours had elapsed since the meeting had commenced, that the meeting should continue.

(Vote: For - Unanimous )

- g) **Application no: 1/0802/2015/TRE** - Woodland management works to include removal of approximately 14 sycamores and replacing - Land To The Rear Of Broomhayes House, Atlantic Way, Westward Ho!.

Interests: None

Officer recommendation : Grant

The planning application has been referred to Plans Committee as the trees are owned by Councillor John Himan.

The Team Leader presented the application and advised Members of the main planning considerations.

It was proposed by Councillor Watson, seconded by Councillor Hackett that the application be granted.

**RESOLVED**

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

(Vote: For 8, Against 1)

- h) **Application no: 1/0731/2015/FUL** - Proposed Car Park - Holsworthy Livestock Market, Holsworthy Agri Business Park, New Market Road.

Interests: None

Officer recommendation : Grant

The planning application has been referred to Plans Committee as the application site is owned by Torridge District Council.

The Team Leader presented the application and informed Members of the main planning considerations.

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

**RESOLVED**

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

(Vote: For – Unanimous)

72. **LIST OF PLANNING DECISIONS**

**RESOLVED**

That the Planning decisions for the period 15 September and 22 October 2015 be noted.

The meeting commenced at 9.30am and ended at 12.45pm

Date.....

Chair.....