

TORRIDGE DISTRICT COUNCIL

PLANS COMMITTEE

Town Hall, Bideford

4 February 2016

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

Also in attendance: J Hollis (Senior Solicitor)
D Green (Development Enabling Manager)
L Andrews (Team Leader)
H Smith and S May (Planning Officers)
L Inch and S Cawsey (Democratic Services Officers)

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.

97. APOLOGIES

An apology for absence was received from Councillor Davis.

98. MINUTES

The Minutes of the meeting held on 21 January 2016 were agreed and signed as a correct record.

(Vote: For - unanimous)

99. 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.

100. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

That the Agenda as circulated be agreed.

101. URGENT ITEMS

There were no urgent matters, but the Chair reminded Members that the next debrief session will take place on Thursday 18 February 2016 at 2pm, Riverbank House, Bideford.

102. FUTURE SITE VISITS

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

103. PUBLIC PARTICIPATION

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

104. APPEAL DECISIONS

The Committee noted the Appeal Decisions.

105. DELEGATED REFUSALS – WIND TURBINES

There were no Delegated Refusals.

106. DELEGATED DECISIONS – AGMBs

The Committee noted the Delegated Decisions.

107. PLANNING APPLICATIONS

The following Councillors had attended the site visit listed below:

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

- a) **Application no: 1/1165/2015/FULM** - Three new accommodation buildings and a social barn with attendant engineering works. - The Ultimate Adventure Centre, Abbotsham, Bideford.

Interests: Councillor Langmead declared an interest – dual hatted – Bideford Town Council

Councillor Christie declared an interest – personal acquaintance and dual hatted – Bideford Town Council

Officer recommendation : Grant

The application had been called into Plans Committee by Ward Member Councillor Boyle for the following reasons:

“Concerns have been raised regarding the impact on the landscape regarding the proximity of the AONB;

Major concerns have been raised with regard to flooding suffered in Abbotsham.

Connected with fears regarding flooding, there have been fears regarding the impact on the Foul Drainage; and

The growth of the Centre would increase village traffic to and from the site. There could also be an increase in noise and light pollution”.

Members were informed of the following updates:

- A letter of objection had been withdrawn on the basis that their concerns can be dealt with by planning condition. This letter was sent by a Mr Garrett at the White House, Abbotsham;
- Condition 5 had been revised to remove reference to C3 (dwelling house) and now reads 'the accommodation buildings shall only be used for holiday accommodation in the manner of a youth hostel and for no other purpose';
- Condition 11 has been removed as the Environmental Protection Officer, in discussions with the Applicant, has advised that a contamination survey is not necessary; and
- Condition 12 shall be removed as it relates to permitted development rights in association with a C3 use and, given the revisions to Condition 5, is no longer relevant.

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

Members raised and discussed the following concerns/issues:

- Grass roofing – the Planning Officer advised that roofing details would be confirmed pursuant to Condition 3 prior to the work being undertaken. The key issue will be impact on the landscape
- Tree Landscaping – Members agreed that fast growing trees should be planted
- Attenuation Pond – fencing - applicant has agreed to erect fencing. Members enquired as to whether a dye test could be undertaken when the pond is put in to alleviate any problems at an early stage. The Development Enabling Manager advised that planning legislation was not appropriate for this but would be covered under other legislation. Discussions to be held with the applicant.

It was agreed that Condition 14, which relates to details of external lighting to be amended to include reference to hours of operation.

It became evident during the discussion that Members were fully supportive of the application and acknowledged the need for low cost holiday accommodation in this area.

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

RESOLVED

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

(Vote: For - Unanimous)

Mr H Bone, on behalf of Abbotsham Parish Council, addressed the Committee
 Mr R Jones addressed the Committee in support of the application
 Mrs M Bailey addressed the Committee in support of the application
 Councillor A Boyle, Ward Members, addressed the Committee

b) **Application no: 1/0779/2015/FUL** - New office unit - Plot 3, Farm Road, Caddstown Industrial Park.

Interests: Councillor Christie – dual hatted – Bideford Town Council
Councillor Langmead – dual hatted – Bideford Town Council

Officer recommendation : Grant

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

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

During the brief discussion that followed, Members requested that the conditions be amended as follows:

- Condition 6 - Schedule of Works to be included
- Condition 7 - to state “all runoff directly from the site”

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

RESOLVED

That the application be Granted subject to the conditions as stated in the report and with amendments to Condition 6 and 7 as stated above

(Vote: For - unanimous)

108. **LIST OF PLANNING DECISIONS**

RESOLVED

That the Planning decisions for the period 7 January 2016 and 25 January 2016 be noted.

The meeting commenced at 9.30 am and ended at 10.35 am.

Date.....

Chair.....