

TORRIDGE DISTRICT COUNCIL

PLANS COMMITTEE

Town Hall, Bideford

3 March 2016 at 9.30am

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

Also in attendance: J Hollis (Senior Solicitor)
D Green (Development Enabling Manager)
L Andrews & C Stansbury (Team Leaders)
L Simpson, J Pine, L Davies and S May (Planning Officers)
S Cawsey (Democratic Services Officer)

M Collins – Devon County Council (Highways)

Also in attendance: Approximately 20 members of the public

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

109. APOLOGIES

There were no apologies for absence.

110. MINUTES

The Minutes of the meeting held on 4 February 2016 were agreed and signed as a correct record.

(Vote: For 8, Abstentions 1)

111. 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.

112. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

That the Agenda as circulated be agreed.

113. URGENT ITEMS

There were no urgent matters, but the Chair reminded Members that the next debrief session will be held on Thursday 10 March, 2016 at 2pm.

The Plans Committee meeting scheduled for 5 May 2016 will now be held on 12 May 2016, due to the PCC elections taking place on the same date. Site visits to be re-arranged, date to be confirmed in due course.

114. FUTURE SITE VISITS

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

115. PUBLIC PARTICIPATION

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

116. APPEAL DECISIONS

The Committee noted the Appeal Decisions.

Members referred to the Appeal Decision for the Route 39 application, and requested that a letter be sent from the Authority to the Secretary of State expressing concerns that a decision upheld by the Inspector had been overturned, and also the major concerns they had with approving the application.

At a recent meeting comments were made regarding the school being used for primary school education, and the effect this would have on rural schools. Advice was given by the Planning Manager who also confirmed he would investigate this matter further.

117. DELEGATED REFUSALS – WIND TURBINES

There were no Delegated Refusals.

118. DELEGATED DECISIONS – AGMBs

The Committee noted the Delegated Decisions.

119. PLANNING APPLICATIONS

- a) **Application no: 1/1267/2015/FUL** - Second storey extension with porch and 2 new balconies and internal alterations to create split level dwellings - 13 Riversmeet, Appledore, Bideford.

Interests: None

Officer recommendation : Grant

The planning application was called into Plans Committee by the Ward Member Councillor Davis for the following reason:

“I fear such a proposal for a second storey extension by the applicant would have an adverse effect on the sky line due to the locality of the North end of the estate known as Riversmeet at 200 feet above sea level for the very reason some bungalows on the north edge are set well in excess of 2-6” below the road level. Also I believe it could set if approved a precedent from previous applicants who were refused permission to build upwards in times past”.

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

Members requested that an amendment be made to condition 3, namely that the word “implemented” be replaced with “perpetuity”.

It was proposed by Councillor Brown, seconded by Councillor Watson that the application be Granted subject to the amendment to condition 3 as stated above.

RESOLVED

That the application be Granted subject to the conditions as stated in the report and an amendment to condition 3 as stated above

(Vote: For 7, Against 2)

Mr P Hames, on behalf of Northam Town Council, addressed the Committee objecting to the application

D Somerville addressed the Committee in support of the application

Councillor A Eastman, Ward Member, addressed the Committee

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

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

Application no: 1/1149/2015/FUL - Change of use to a house in multiple occupation - 6 Clinton Terrace, New Street, Torrington.

Interests: Councillor Brown declared an interest – dual hatted – Gt Torrington Town Council

Due to a personal interest L Andrews, Team Leader, left the room

Officer recommendation : Grant

The planning application was called into Plans Committee by the Ward Member Councillor Brown following concerns that the proposal would result in an over intensive

use of the building that would be out of character for the area, and also that it would create parking and amenity issues.

Prior to the presentation of the application, Members were informed of the following update:

- Consultee response received from the Environmental Protection Officer - no comments to make

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

Following an enquiry raised, the Planning Officer confirmed that the proposal was for bedsits and not for one bedroom flats.

During the debate the following issues/concerns were raised and discussed:

- The shared facilities proposed in the application
- The Applicant had stated that the property would accommodate professionals – Members felt the word “professionals” was misused and misleading
- Parking – the additional demand for parking would cause problems in the area. This issue was addressed by the Devon County Council Highways Officer who reiterated his comments that Highways had no objections as it was felt there would be little difference in traffic terms between the existing and proposed uses.

Members were advised that if they were minded to refuse the application robust reasons would need to be given.

It was proposed by Councillor Langmead, seconded by Councillor Brown that the application be refused for the following reason:

“The intensity of the proposed use of the building would create an unacceptable impact on residential amenity and parking standards for both its occupiers and those of the surrounding area through exacerbating a general shortage of parking provisions within this part of Torrington, contrary to Policies DVT11 and DVT19 of the Torridge District Local Plan”.

RESOLVED

That the application be refused for the reason as stated above

(Vote: For 8, Against 1)

Mr R Brewer addressed the Committee objecting to the application

Mr P Earnshaw addressed the Committee in support of the application

- c) The following Councillors had attended the site visit listed below:
Councillors: R Lock, M Brown, K Davis, P Hackett, J Langton-Lockton and P Watson

Application no: 1/1286/2015/FUL - Conversion of Barn into Residential - Frankaborough Farm, Broadwoodwidge, Lifton

Interests: Councillor Watson declared a prejudicial interest – pre determination – left the table and took no part in the debate and decision making
Councillor Hackett declared a personal interest – known to a family member, but attended with an open mind

Officer recommendation : Refuse

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

'I would like to call in this application for the Planning Committee to have a site visit and then good debate about sustainability (NPPF paragraphs 29 and 55) where the development would reuse redundant or disused buildings and enhance immediate setting'

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

It became apparent during the discussion that Members were minded to approve the application, stating that it would enhance the area. Members also discussed the Policies they felt were relevant and complied with the application. Advice was given by the Planning Manager.

The meeting was then adjourned to enable discussions to take place.

When the meeting reconvened the Senior Solicitor confirmed that the discussions had been in relation to the conditions to be imposed.

It was proposed by Councillor Hackett, seconded by Councillor Davis that the application be approved subject to conditions to be determined by the Planning Manager.

RESOLVED

That the application be Granted subject to conditions to be determined by the Planning Manager.

(Vote: For 6, Against 2)

K Banbury addressed the Committee in support of the application
J Trewin addressed the Committee in support of the application
Councillor P Watson, Ward Member, addressed the Committee

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

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

Application no: 1/0926/2015/REM - Reserved matters pursuant to 1/0606/2012/EXT (1/0527/2009/OUT applies). Resubmission of withdrawn application 1/0582/2015/REM. - The House, Torridge Hill, Bideford.

Interests: Councillors Christie declared a personal interest – dual hatted - Bideford Town Council

Councillor Langmead declared a personal interest – dual hatted – Bideford Town Council

Officer recommendation : Grant

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

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

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

RESOLVED

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

(Vote: For – unanimous)

L Robertson addressed the Committee objecting to the application

M Bailey addressed the Committee in support of the application

A Brenton addressed the Committee in support of the application

e) **Application no: 1/0030/2016/FUL** - Change of use from garage/storage space to dwelling (following withdrawal of application 1/0938/2015/FUL) - The Old Kiln, Lower Cleave, Northam.

Interests: Councillor Davis declared a personal interest – dual hatted – Northam Town Council

Officer recommendation : Grant

The planning application has been called in for consideration by the Plans Committee by

Councillor K Davis if the recommendation from Officers was for approval. This is to allow the consideration of the design and effect of the proposed application on the existing street scene and the drastic detrimental view it would pose from across the river. There are also concerns of overlooking and parking from the rear.

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

During the debate Members raised and discussed the following:

- Overlooking from the roof lights
- Existence of bats – Reports and surveys had been carried out and the conclusion was that there was no bats emerging or entering the building
- The proposed site being within the curtilage of a Listed Building. The Planning Officer referred Members to the comments of the Conservation Officer.

It was agreed that an additional condition be added to ensure that a safe access route is retained for use only in the case of a flood emergency.

It was proposed by Councillor Langmead, seconded by Councillor Watson that the application be approved, subject to the conditions as stated in the report and the additional condition above.

RESOLVED

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

(Vote: For 6, Against 3)

Mr P Hames, on behalf of Northam Town Council, addressed the Committee objecting to the application

Mr S Rae addressed the Committee objecting to the application

Mr P Mears addressed the Committee in support of the application

Mrs S White addressed the Committee in support of the application

- f) **Application no: 1/1258/2015/FUL** - Proposed office building - Torrridge District Council, Riverbank House, Bideford.

Interests: Councillor Christie declared a personal interest – dual hatted – Bideford Town Council

Councillor Langmead declared a personal interest – 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 the applicant.

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

The following update was given:

A late representation received from Mr C Hassell, Taw & Torridge Estuary Forum

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

RESOLVED

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

(Vote: For - unanimous)

120. LIST OF PLANNING DECISIONS

RESOLVED

That the Planning decisions for the period 25 January 2016 and 22 February 2016 be noted.

The meeting commenced at 9.30 am and ended at 12.25 pm.

Date.....

Chair.....