

TORRIDGE DISTRICT COUNCIL

PLANS COMMITTEE MEETING

Town Hall - Bridge Street, Bideford, EX39 2HS

Thursday, 4 April 2019 - 9.30 am

PRESENT Councillor R Lock (Chair)
Councillors M Brown, P Christie, K Davis, P Hackett, R Julian,
J Langton-Lockton, P Watson and J Whittaker (substitute)

ALSO PRESENT S Dorey - Senior Solicitor
S Harrington - Development Manager
I Rowland - Senior Planning Policy Officer
D Fuller - Planning Officer
J Jackson - Planning Officer
L Davies - Planning Officer
S Boyle - Planning Officer
S Cawsey - Democratic Services Officer

M Newcombe - Devon County Highways

Councillor K James

Approximately 50 members of the public

A minutes silence was held for the late Councillor Mervyn Langmead who had been a long standing and much valued Member of the Plans Committee.

The Chair welcomed everyone to the meeting.

The Chair reminded members of the public that if they wished to record the meeting they must firstly sign the protocol form.

94. APOLOGIES FOR ABSENCE

There were no apologies for absence.

95. MINUTES

The Minutes of the meeting held on 7 March 2019 were agreed and signed as a correct record.

(Vote: For - Unanimous)

Councillor Christie requested that all future spreadsheets giving details of development costings to an application be circulated prior to Plans Committee meetings.

96. DECLARATION 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.

97. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

That the Agenda as circulated be agreed.

98. URGENT MATTERS

There were no urgent matters, but the Chair reminded Members of the cancellation of the meeting scheduled for 9 May 2019.

99. FUTURE SITE VISITS

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

100. PUBLIC PARTICIPATION

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

101. APPEAL DECISIONS SUMMARY

The Committee noted the Appeal Decisions.

102. COSTS ON APPEALS

There were no costs on appeals.

103. DELEGATED DECISIONS - AGMB APPLICATIONS

The Committee noted the Delegated Decisions.

104. PLANNING APPLICATIONS

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.

(a) Application No: 1/1306/2018/FUL

The following Councillors had attended the site visit listed below:

Councillors M Brown, K Davis, P Hackett, R Julian, P Watson and R Lock who took no part in the site visit

Prior to the presentation of the application, the Chair left the table and the Vice Chair took the Chair.

Application No. 1/1306/2018/FUL - Installation of a small-scale wind turbine (9.8kW) and associated infrastructure (Affecting a Public Right of Way) - Eastlake Farm, Dolton, Winkleigh

Interests: Councillor Lock declared a prejudicial interest – left the table and following speaking as Ward Member left the room and took no part in the debate and decision making.

Officer recommendation: Refuse

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

“Whilst this application does not meet the national policy test, I would like the committee to consider the following:

NDTJLP – ST02 mitigating climate change – (d) states promote opportunity for renewable carbon energy generation. NDTJLP – ST16 – delivering renewable energy and heat.

To consider the NPPF – at the heart of the framework is a presumption in favour of sustainable development (para. 11). This application also meets the environmental objective of the NPPF”.

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

The Senior Planning Policy Officer addressed the meeting giving background information on Policy ST16 and the Development Plan in relation to this application. He advised there is no support in the Development Plan for wind energy development – that is the responsibility of a Neighbourhood Plan.

During the debate Members were supportive of the application, acknowledging the need for renewable energy due to climate change, but had concerns with overturning Policies within the Local Plan which had been adopted in October 2018. The Committee also recognised the support given by the Parish Council and the local community to this application.

Councillor Christie expressed his support for the application, stating that the Plans Committee are aware of climate change and the serious effects it would have in this area.

Other matters raised included:

- The need for a Neighbourhood Plan
- No designated area identified for wind turbines
- The difficulty with finding a Policy to approve the application
- Revisiting the Local Plan – the Senior Planning Policy Officer stated there is a requirement to revisit every five years. The Local Plan would not be reviewed prior to this unless the Council wished to make changes.
- Bringing forward a Neighbourhood Plan that involved wind energy as a matter of urgency – the Senior Planning Policy Officer confirmed a Plan could be expedited and he gave details of the process.

It was proposed by Councillor Hackett, seconded by Councillor Julian that the application be refused.

A recorded vote was taken to refuse the application:

Councillor	For	Against	Abstain
Cllr R Lock			
Cllr M Brown	X		
Cllr P Christie		X	
Cllr K Davis		X	
Cllr P Hackett	X		
Cllr R Julian	X		
Cllr J Langton-Lockton		X	
Cllr P Watson	X		
Cllr J Whittaker	X		

Councillor Lock took no part in the decision making of this application.

(Vote: For 5, Against 3)

RESOLVED:

That the application be Refused for the reason as stated in the report.

Mr A Forward addressed the Committee, objecting to the application
 Mr J Slade addressed the Committee, objecting to the application
 Ms L Knight addressed the Committee in support of the application
 Mr S Payne addressed the Committee in support of the application
 Mr P Rendall on behalf of Dolton Parish Council, addressed the Committee in support of the application
 Councillor R Lock, Ward Member, addressed the Committee

(b) Application No. 1/0118/2019/OUT

Councillor Lock returned to the meeting and took the Chair.

The following Councillors had attended the site visit listed below:

Councillors R Lock, M Brown, K Davis, P Hackett, R Julian and P Watson

Application No. 1/0118/2019/OUT - Outline application for up to 4 dwellings with all matters reserved - Land Adjacent To Lynwood, Derril, Pyworthy

Interests: None

Officer recommendation: Refuse

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

“Derril is a growing settlement, has easy access to two pubs, the golf club and to the cycleway back to Holsworthy, is opposite two sites already agreed and are infill sites”.

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

The Senior Planning Policy Officer addressed the meeting in relation to Policies within the Local Plan, and following an enquiry raised clarified Policies ST06 (Spatial Development Strategy for Northern Devon’s Strategic and Main Centres) and ST07 (Spatial Development Strategy for Northern Devon’s Rural Area).

During the debate the following points were raised:

- Refusal reason – proposed development being in the open countryside and the distance to local services resulting in an unsustainable form of development – this was disputed.
- The consultee response from the Parish Council who strongly objected to the application.
- Principle of Development

- Concerns that the proposed development would be for open market dwellings and not affordable housing for the local community

The Senior Planning Policy Officer addressed all Policy issues during the debate.

The Development Manager reminded the Committee that if they were minded to approve the application contrary to Officer recommendation, robust reasons would be required, together with the relevant Policies.

It was proposed by Councillor Whittaker, seconded by Councillor Julian that the application be refused.

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

A recorded vote was taken on the first proposal to refuse the application:

Councillor	For	Against	Abstain
Cllr R Lock	X		
Cllr M Brown		X	
Cllr P Christie	X		
Cllr K Davis	X		
Cllr P Hackett		X	
Cllr R Julian	X		
Cllr J Langton-Lockton		X	
Cllr P Watson		X	
Cllr J Whittaker	X		

(Vote: For 5, Against 4)

RESOLVED:

That the application be Refused subject to the reason as stated in the report.

Mr G Short addressed the Committee in support of the application
Councillor K James, Ward Member, addressed the Committee

(c) Application No. 1/0024/2019/FUL

The following Councillors had attended the site visit listed below:

Councillors R Lock, M Brown, P Christie, K Davis, P Hackett, R Julian and P Watson

Application No. 1/0024/2019/FUL - Change of use of 5 unit caravan and camping club site to all year round 30 pitch touring caravan site and provision of supervisory unit. - Seabreeze CL Site, Long Lane, Appledore

Interests: Councillors Whittaker and Davis declared personal interests – dual hatted – Northam Town Council. Councillor Christie declared a personal interest – as the Deputy Mayor of Bideford - the applicant being the Mayor of Bideford All attended with an open mind.

Officer recommendation: Refuse

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

“If the Planning Officer is minded to recommend that planning permission be refused, to consider whether under Policy ST13, that in order to support tourism in a more sustainable and pragmatic manner the need for a mobile home as requested by the applicant as a temporary measure would meet the criteria under Policy ST09”.

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

- Two further representations had been received, one in support of the application and the other objecting. Both representations had been considered, but do not change the recommendation made by the Planning Officer.

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

When debating the application, Members raised the following:

- Impact on the AONB – Members felt the impact was acceptable
- It was acknowledged that the withdrawal of the caravan park at Knapp House would result in the need for additional caravan parking, but some Members felt this would not be the right site.
- Access/highway safety – the Devon County Highways Officer addressed the meeting and gave reasons as to why he felt the proposal would be acceptable from a Highways perspective.

- Tourism – this being one of Torridge’s biggest industry, and the recognised need for additional caravan parking
- The need for a supervisory dwelling on site was referred to and discussed.
- There being no hard standing areas proposed – concern with 30 caravans on grass area
- Residential Amenity and the need for protection for neighbours

It was proposed by Councillor Whittaker, seconded by Councillor Lock that the application be refused.

A recorded vote was taken to refuse the application:

Councillor	For	Against	Abstain
Cllr R Lock	X		
Cllr M Brown		X	
Cllr P Christie	X		
Cllr K Davis		X	
Cllr P Hackett	X		
Cllr R Julian	X		
Cllr J Langton-Lockton		X	
Cllr P Watson		X	
Cllr J Whittaker	X		

(Vote: For 5, Against 4)

RESOLVED:

That the application be refused subject to the reasons as stated in the report.

Mr D Bushby addressed the Committee in support of the application
 Ms M Bailey addressed the Committee in support of the application
 Mr K Goodred addressed the Committee objecting to the application
 Mr G Hammond addressed the Committee objecting to the application

Councillor J Langton-Lockton left the meeting at 12.20pm.

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)

(d) Application No. 1/0040/2019/FUL

Application No. 1/0040/2019/FUL - Proposed dining room extension and alterations - 16 Beach Road, Westward Ho!, Bideford

Interests: Councillors Whittaker and Davis declared personal interests – dual hatted – Northam Town Council

Officer recommendation: Grant

The planning application had been referred to Plans Committee for consideration as the applicant is a staff member at Torridge District Council.

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

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

A recorded vote was taken to approve the application:

Councillor	For	Against	Abstain
Cllr R Lock	X		
Cllr M Brown	X		
Cllr P Christie	X		
Cllr K Davis	X		
Cllr P Hackett	X		
Cllr R Julian	X		
Cllr J Langton-Lockton			
Cllr P Watson	X		
Cllr J Whittaker	X		

(Vote: For - Unanimous) – One Member having left the meeting.

RESOLVED:

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

(e) Application No. 1/0122/2019/ADV

Application No. 1/0122/2019/ADV - Erection of banner on west facing elevation - Torridge District Council, Riverbank House, Bideford

Interests: Councillor Christie 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 owned by Torridge District Council.

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

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

A recorded vote was taken to approve the application.

Councillor	For	Against	Abstain
Cllr R Lock	X		
Cllr M Brown	X		
Cllr P Christie	X		
Cllr K Davis	X		
Cllr P Hackett	X		
Cllr R Julian	X		
Cllr J Langton-Lockton			
Cllr P Watson	X		
Cllr J Whittaker (sub)	X		

(Vote: For - Unanimous) – One Member having left the meeting

RESOLVED:

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

105. PLANNING DECISIONS

RESOLVED

That the Planning decisions for the period 22 February 2019 to 22 March 2019 be noted.

The meeting commenced at 9.30am and closed at 12.35pm

Chair:

Date: