

TORRIDGE DISTRICT COUNCILPLANS COMMITTEE MEETINGTown Hall - Bridge Street, Bideford, EX39 2HSThursday, 7 March 2019 - 9.30 am

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

ALSO PRESENT S Dorey - Senior Solicitor  
S Harrington - Development Manager  
H Smith - Development Management Team Leader  
J Jackson - Principal Planner  
C Fuller - Economic Development Officer  
R Webdell - Affordable Housing Officer  
L Davies - Planning Officer  
S Chappell - Conservation Officer  
I Rowland - Senior Planning Policy Officer  
S Cawsey - Democratic Services Officer

Councillor N Laws

8 members of the public

The Chair welcomed everyone to the meeting.

An apology for absence was received from Councillor M Langmead.

83. MINUTES

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

(Vote: For 8, abstentions 1)

84. 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.

85. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

That the Agenda as circulated be agreed.

86. URGENT MATTERS

There were no urgent matters, but the Chair advised that a Planning Evidence Gathering meeting had been arranged for Thursday 14 March 2019 at 10am in the Town Hall Bideford. Members were asked to give consideration as to whether they felt the meeting should go ahead. This to be discussed at the end of this meeting.

The Chair informed Members of the following:

- Plans Committee meeting 9 May had been cancelled.
- Plans Committee Training for the new Council had been arranged for end of May.

\*At the conclusion of the meeting, Members agreed that the Planning Evidence Gathering meeting arranged for 14 March, 2019 be cancelled.

87. FUTURE SITE VISITS

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

88. PUBLIC PARTICIPATION

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

89. APPEAL DECISIONS SUMMARY

Reference was made to the wording of Condition 3, the Occupancy Restriction on Appeal Decision APP/W1145/W/18/3210896, which differed from that used by the Authority. The Development Management Team Leader informed Members that, going forward it should be noted that the wording on Occupancy Restriction conditions will be changed.

The Committee noted the Appeal Decisions.

90. COSTS ON APPEALS

There were no costs on Appeals.

91. DELEGATED DECISIONS - AGMB APPLICATIONS

The Committee noted the Delegated Decisions.

92. 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. 1/0730/2018/FULM

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. 1/0730/2018/FULM** - Erection of 22no. flats (Use Class C3) with associated works, including car park and vehicular access from Atlantic Way - Land Adjacent To Kingsley Court, Kingsley Road, Westward Ho!

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

Officer recommendation: Grant

The planning application had been called into Plans Committee for determination, if recommended for approval, by Councillor Laws for the following reason:

“That the proposed property is forward of the natural building line of the neighbouring buildings, and has an adverse effect on their architectural merits. Lack of car parking and amenity space”.

The Planning Officer presented the report and informed the Committee of the main planning considerations. The following update was given:

- An email had been received from Councillor Laws, Ward Member, confirming he was now in support of the application.

Councillor Christie noted that the spreadsheet giving details of the development costings to the proposal, referred to in the consultation response of the Strategic Enabling Officer, had not been attached to the report. The Strategic Enabling Officer reported that the spreadsheet had been marked as “sensitive” and could not be in the public domain, but was available for Members to view.

During the debate the following concerns were raised and addressed:

- No Affordable Housing for this scheme – financially unviable.
- No Section 106 Contributions.
- Parking area – only one bay per house. Highways Officer had raised no objections.
- Only change in this resubmission application from the previous application in 2017 which had been refused, was design. The Planning Officer clarified the refusal reason on the previous

application. Applications are now assessed under different Policy context.

- Proposal is overbearing.

The Planning Officer confirmed that the permission granted in 2004 was still extant, and therefore if Members were minded to refuse this application the site could still be developed.

It was proposed by Councillor Hackett, seconded by Councillor Watson 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	X		
Cllr P Watson	X		
Cllr J Whittaker			X

(Vote: For 5, Against 2, Abstentions 2)

**RESOLVED:**

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

Mr J Marlow addressed the Committee in support of the application  
Mr J Coombes addressed the Committee in support of the application

(b) Application No. 1/0001/2019/FUL

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. 1/0001/2019/FUL** - New dwelling - Land At Weekstone Farm, Pancrasweek, Holsworthy.

Interests: Councillor P Hackett and P Watson declared personal interests, but both attended with an open mind

Officer recommendation: Grant

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

“To consider the proposed building in the countryside and whether or not it represents overdevelopment and if it is visually intrusive”.

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

- Proposed amendment to Condition 4 (Landscaping Scheme) – applicant had submitted Landscaping Plan following publication of report

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

The Principle Planning Officer addressed the following concerns raised by Members during the debate:

- The lawful use and history to the site
- Breach of Conditions on previous applications (never enforced)
- Submission of Certificates of Lawfulness

Councillor Lock requested an amendment to Condition 3 as follows: “to include that the site be inspected every 3 or 6 months to ensure that the condition is adhered to”.

The Development Management Team Leader advised that although the Authority would be monitoring the site, it was felt unreasonable to include 3 or 6 month inspections.

The Development Manager recommended to include monitoring of the existing dwelling on the informative which would then be included on the Planning Decision.

It was approved by Councillor Hackett, seconded by Councillor Langton-Lockton that the application be approved.

<b>Councillor</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>
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 3, Abstentions 1)

**RESOLVED:**

**That the application be Granted subject to an amendment to Condition 4 (Landscaping Scheme), inclusion of “monitoring of the existing dwelling” in the Informative and the Conditions as stated in the report.**

Mr L Piper addressed the Committee in support of the application  
Councillor R Fursdon, on behalf of Holsworthy Hamlet Parish Council, addressed the Committee objecting to the application

(c) Application No. 1/1246/2018/LBC

**Application No. 1/1246/2018/LBC** - Internal Alterations - Torridge District Council, Town Hall, Bridge Street.

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

Officer recommendation: Grant

The planning application had been referred to Plans Committee because the applicant is Torridge District Council.

Prior to the presentation of the report, the Economic Development Officer gave a verbal presentation which included the following:

- The positive impacts of a Working Hub, particularly for those working from home and those in rural locations.
- A meeting room giving the impression of professionalism
- This would give people the opportunity to engage with like minded individuals
- This proposition was raised at Devon County Council who has Working Hubs in other districts and were enthusiastic for this to be taken forward.
- An opportunity to bring neglected space back into use.
- A report to be taken to Community & Resources Committee in April re financial support.
- A positive reaction from the community.

The Conservation Officer presented the report and informed the Committee of the main planning considerations. She reminded Members that this is a Listed Building application and consideration should only be given to the works to the building.

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

A recorded vote was taken to approve the application.

<b>Councillor</b>	<b>For</b>	<b>Against</b>	<b>Abstain</b>
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 – Unanimous)

**RESOLVED:**

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

93. PLANNING DECISIONS

**RESOLVED**

That the Planning decisions for the period 24 January 2019 and 22 February 2019 be noted.

The meeting commenced at 9.30am and closed at 10.55am

Chair:

Date: