

TORRIDGE DISTRICT COUNCILPLANS COMMITTEE MEETINGCaddsdawn Business Support Centre, Clovelly Road, Bideford - BidefordFriday, 23 July 2021 - 9.30 am

PRESENT Councillor C Leather (Chair)
 Councillor M Brown (Vice-Chair)
 Councillors R Boughton, P Christie, R Craigie, R Lock, P Watson,
 R Wiseman and D Hurley (substituting for Councillor McGeough)

ALSO PRESENT D Hunter - Legal Services Manager
 S Harrington - Planning Manager
 H Smith - Development Management Team Leader
 T Blackmore - Development Management Team Leader
 S Pennington - Planning Performance Team Leader
 M Day - Planning Support Assistant
 K Brown - Democratic Services Officer

Mike Newcombe from Devon County Council Highways department
 Rob Gill from the District Valuers Office

20. APOLOGIES

Apologies received from Councillor McGeough with Councillor Hurley substituting.

21. MINUTES

It was proposed by Councillor Leather, seconded by Councillor Lock and –

Resolved:

That the Minutes of the meetings held on 3 June 2021 be agreed and signed as a correct record.

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr R Boughton	X		
Cllr M Brown	X		
Cllr P Christie	X		
Cllr R Craigie			X
Cllr D Hurley			X
Cllr C Leather	X		
Cllr R Lock	X		
Cllr D McGeough			

Cllr P Watson	X		
Cllr R Wiseman	X		

(Vote: For 7, Abstentions 2)

22. 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.

23. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

There were no Part II items.

24. URGENT MATTERS

No urgent matters were brought forward.

25. PUBLIC PARTICIPATION

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

26. PLANNING APPLICATIONS

(a) Application No. 1/0228/2021/FUL

The following Councillors had attended the virtual site visit listed below:

Councillors: C Leather, R Lock, M Brown, P Christie, R Boughton, R Craigie, D Hurley, R Wiseman and P Watson

Application No. 1/0228/2021/FUL – Proposed extension & alterations to existing clubhouse and changing rooms (Affecting a public right of way) – Torrington RUFC, Torrington RUFC Clubhouse, Donnacroft Fields, Hatchmoor Road, Torrington, Devon.

Interests: Councillor Brown declared a personal interest – dual hatted – Great Torrington Town Council

Officer Recommendation: Grant

This application had to be determined by Planning Committee as the applicant is a member of staff at Torridge District Council.

There were no updates since the publication of the report.

The Development Management Team Leader presented the report

and informed Members of the main planning considerations.

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

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr R Boughton	X		
Cllr M Brown	X		
Cllr P Christie	X		
Cllr R Craigie	X		
Cllr D Hurley	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr D McGeough			
Cllr P Watson	X		
Cllr R Wiseman	X		

(Vote: For Unanimous)

RESOLVED:

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

(b) Comprehensive Agenda Report

Prior to the presentation the Development Management Team Leader advised the report was a summary of all four applications detailing the approach and planning balance

It was agreed that as there was only one presentation, defining each application, that a discussion would follow and each application would have an individual determination.

The Development Management Team Leader presented the report detailing the main planning considerations.

A discussion followed with comments and concerns raised which included:

- Costs
- Affordable Housing and S106 contributions
- Challenge viability appraisals with the suggestion of a separate meeting being arranged.

The Chair invited Mr Gill, from the District Valuers Office, to speak

and address concerns. It was confirmed that figures used are industry standard figures established via numerous planning appeals and that it would be recommended that a S106 contribution review mechanism is included.

The Planning Manager provided clarification on the viability assessment process and confirmed that a review can take place after a period.

Mr Gill agreed to attend a separate Plans Committee meeting to discuss viability reports further. The Chair and Planning Manager to arrange following the meeting.

Following a query, it was confirmed that a review mechanism would be specified in a S106 agreement beforehand and solicitors from both parties and the three Great Torrington Ward Members would be involved.

The Chair thanked Mr Gill for attending and answering questions.

The Development Management Team Leader confirmed that conditions in planning applications 1/0526/2020/FUL and 1/0528/2020/FULM could be amended to consider outside garden disabled access to the house designs which incorporate rear decks. This design approach is a small part of the overall scheme, specific to the flood zone area and recommended by the Environment Agency.

An explanation was given by the Development Management Team Leader on the closeness of the listed building to the proposed retail and apartment building.

The Legal Services Manager advised that four separate votes would need to be taken.

(c) Application No. 1/0526/2020/FULM

The following Councillors had attended the virtual site visit listed below:

Councillors: C Leather, R Lock, M Brown, P Christie, R Boughton, R Craigie, D Hurley, R Wiseman and P Watson

Application No. 1/0526/2020/FULM – Erection of 19 dwellings; raising of Rolle Road; new length of highway to serve dwellings south of Rolle Road and existing development to west of site; new bat house and open space including play areas – Torridge Vale Ltd, Rolle Road, Torrington, Devon, EX38 8AU

Interests: Councillor Brown declared a personal interest – dual hatted – Great Torrington Town Council

Officer Recommendation: Grant

The application has been called-in by Ward Member Cllr Cottle-Hunkin for the following reasons:

'I would like to call in these applications to ensure the following issues are agreed if the planning application is to be granted:

It has to be absolutely clear and definite that the old creamery site will be demolished and cleared before any building work can commence on any of the locations on or around the site. Any developer must not be allowed to build on the 'easy' parts of the application sites until this demolition and clearance has taken place.

The derelict buildings are a serious safety issue, with lives at risk (there have already been a number of deaths on the site), and it is a huge burden on our emergency services. This has been exacerbated since lockdown and there have been 28 incidents/call outs so far this year. The owner must ensure optimum safety of the site ASAP. There are currently a number of locations which have no barriers, meaning there is nothing at all to stop trespassers should they wish to enter. As well as improving the physical barriers, the owner should install CCTV with police access which would then act as a deterrent to antisocial behaviour and dangerous activity.

I would also like any approval of the applications to provide the inclusion of a cycle route link through from the Tarka trail at the Puffing Billy through to Mill St, as this is something which is important to the economic regeneration of the town and currently has funding from the County Council.

On top of this, if at all viable, there should be an element of affordable housing which is much-needed in Great Torrington, and Torridge as a whole.'

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

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr R Boughton	X		
Cllr M Brown	X		
Cllr P Christie	X		
Cllr R Craigie	X		
Cllr Hurley	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr D McGeough			

Cllr P Watson	X		
Cllr R Wiseman	X		

(Vote: For Unanimous)

RESOLVED:

That the application be Granted subject to an amendment to condition 4 to require consideration of site levels to enable disabled access to rear gardens.

Councillor Doug Smith of Great Torrington Town Council addressed the Committee in support of the application.

D Job addressed the Committee objecting to the application.

D Lethbridge, Architect, addressed the Committee in support of the application.

A statement was submitted by Councillor Cottle-Hunkin, Ward Member, which was read out by the Planning Manager.

(d) Application No. 1/0528/2020/REMM

The following Councillors had attended the virtual site visit listed below:

Councillors: C Leather, R Lock, M Brown, P Christie, R Boughton, R Craigie, D Hurley, R Wiseman and P Watson

Application No. 1/0528/2020/REMM– Reserved matters application for appearance, landscaping, layout and scale for construction of 71 dwellings and 4 retail units – Torridge Vale Ltd, Rolle Road, Torrington, Devon, EX38 8AU

Interests: Councillor Brown declared a personal interest – dual hatted – Great Torrington Town Council

Officer Recommendation: Grant

The application has been called-in by Ward Member Cllr Cottle-Hunkin for the following reasons:

'I would like to call in these applications to ensure the following issues are agreed if the planning application is to be granted:

It has to be absolutely clear and definite that the old creamery site will be demolished and cleared before any building work can commence on any of the locations on or around the site. Any developer must not be allowed to build on the 'easy' parts of the application sites until this demolition and clearance has taken

place.

The derelict buildings are a serious safety issue, with lives at risk (there have already been a number of deaths on the site), and it is a huge burden on our emergency services. This has been exacerbated since lockdown and there have been 28 incidents/call outs so far this year. The owner must ensure optimum safety of the site ASAP. There are currently a number of locations which have no barriers, meaning there is nothing at all to stop trespassers should they wish to enter. As well as improving the physical barriers, the owner should install CCTV with police access which would then act as a deterrent to antisocial behaviour and dangerous activity.

I would also like any approval of the applications to provide the inclusion of a cycle route link through from the Tarka trail at the Puffing Billy through to Mill St, as this is something which is important to the economic regeneration of the town and currently has funding from the County Council.

On top of this, if at all viable, there should be an element of affordable housing which is much-needed in Great Torrington, and Torridge as a whole.'

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

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr R Boughton	X		
Cllr M Brown	X		
Cllr P Christie	X		
Cllr R Craigie	X		
Cllr Hurley	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr D McGeough			
Cllr P Watson	X		
Cllr R Wiseman	X		

(Vote: For Unanimous)

RESOLVED:

That the application be Granted subject to an amendment to condition 2 to require consideration of site levels to enable disabled access to rear gardens.

Councillor Doug Smith of Great Torrington Town Council addressed the Committee in support of the application.

D Job addressed the Committee objecting to the application.

D Lethbridge, Architect, addressed the Committee in support of the application.

A statement was submitted by Councillor Cottle-Hunkin, Ward Member, which was read out by the Planning Manager.

(e) Application No. 1/0524/2020/FULM

The following Councillors had attended the virtual site visit listed below:

Councillors: C Leather, R Lock, M Brown, P Christie, R Boughton, R Craigie, D Hurley, R Wiseman and P Watson

Application No. 1/0524/2020/FULM– Erection of 18 dwellings with access off Limers Hill via proposed estate road – Highbridge House, Limers Hill, Torrington, Devon

Interests: Councillor Brown declared a personal interest – dual hatted – Great Torrington Town Council

Officer Recommendation: Grant

The application has been called-in by Ward Member Cllr Cottle-Hunkin for the following reasons:

'I would like to call in these applications to ensure the following issues are agreed if the planning application is to be granted:

It has to be absolutely clear and definite that the old creamery site will be demolished and cleared before any building work can commence on any of the locations on or around the site. Any developer must not be allowed to build on the 'easy' parts of the application sites until this demolition and clearance has taken place.

The derelict buildings are a serious safety issue, with lives at risk (there have already been a number of deaths on the site), and it is a huge burden on our emergency services. This has been exacerbated since lockdown and there have been 28 incidents/call outs so far this year. The owner must ensure optimum safety of the site ASAP. There are currently a number of locations which have no barriers, meaning there is nothing at all to stop trespassers should they wish to enter. As well as improving the physical barriers, the owner should install CCTV with police access which would then act as a deterrent to antisocial behaviour and dangerous activity.

I would also like any approval of the applications to provide the inclusion of a cycle route link through from the Tarka trail at the Puffing Billy through to Mill St, as this is something which is important to the economic regeneration of the town and currently has funding from the County Council.

On top of this, if at all viable, there should be an element of affordable housing which is much-needed in Great Torrington, and Torridge as a whole.'

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

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr R Boughton	X		
Cllr M Brown	X		
Cllr P Christie	X		
Cllr R Craigie	X		
Cllr Hurley	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr D McGeough			
Cllr P Watson	X		
Cllr R Wiseman	X		

(Vote: For Unanimous)

RESOLVED:

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

Councillor Doug Smith of Great Torrington Town Council addressed the Committee in support of the application.

D Job addressed the Committee objecting to the application.

D Lethbridge, Architect, addressed the Committee in support of the application.

A statement was submitted by Councillor Cottle-Hunkin, Ward Member, which was read out by the Planning Manager.

(f) Application No. 1/1231/2018/OUTM

The following Councillors had attended the virtual site visit listed below:

Councillors: C Leather, R Lock, M Brown, P Christie, R Boughton, R Craigie, R Wiseman and P Watson

Application No. 1/1231/2018/OUTM– Outline application for up to 52 no. dwellings and public open space with all matters reserved.

Interests: Councillor Brown declared a personal interest – dual hatted – Great Torrington Town Council

Officer Recommendation: Grant

This application has been called in by Councillor Brown for Plans Committee to consider access, commons land, sewage, play provision and affordable housing.

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

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr R Boughton	X		
Cllr M Brown	X		
Cllr P Christie	X		
Cllr R Craigie	X		
Cllr Hurley	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr D McGeough			
Cllr P Watson	X		
Cllr R Wiseman	X		

(Vote: For Unanimous)

RESOLVED:

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

Councillor Doug Smith of Great Torrington Town Council addressed the Committee in support of the application.

D Job addressed the Committee objecting to the application.

D Lethbridge, Architect, addressed the Committee in support of the application.

A statement was submitted by Councillor Cottle-Hunkin, Ward Member, which was read out by the Planning Manager.

The Committee noted the Appeal Decisions.

28. COSTS ON APPEALS

There were no Costs on Appeals.

29. DELEGATED DECISIONS - AGMB APPLICATIONS

The Committee noted the Delegated Decisions.

30. PLANNING DECISIONS

The Planning Manager provided clarification on the requirements for a certificate of lawfulness.

The meeting commenced at 9.30 am and closed at 12.04 pm

Chair:

Date: