

TORRIDGE DISTRICT COUNCILPLANS COMMITTEE MEETINGTown Hall - Bridge Street, Bideford, EX39 2HSThursday, 5 October 2023 - 9.30 am

- PRESENT** Councillor R Lock (Chair)
Councillor P Hames (Vice-Chair)
Councillors: C Leather, P Christie, K Hepple, P Pennington,
D Smith, C Wheatley and J Whittaker
- ALSO PRESENT** S Dorey - Head of Legal & Governance (Monitoring Officer)
H Smith - Planning Manager
S Chappell - Conservation Officer
P Stapley - Principle Planner
S Cawsey - Democratic Services Officer
T Vanstone - Senior Electoral & Democratic Services Officer

117. MINUTES

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

Resolved:

That the Minutes of the meeting held on 7 September 2023 were agreed and signed as a correct record.

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr P Christie	X		
Cllr K Hames	X		
Cllr K Hepple	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr P Pennington			X
Cllr D Smith	X		
Cllr C Wheatley	X		
Cllr J Whittaker			X

(Vote: For 7, Abstentions 2)

Matters Arising:

Minute 113 - Appeal Decisions

Following a request for an update from Councillor Christie, the Planning Manager advised that relevant information and costs will be publicised once the costs have been agreed with the appellant.

118. 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.

119. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

That the Agenda as circulated be agreed.

120. URGENT MATTERS

There were no urgent matters brought forward.

121. PUBLIC PARTICIPATION

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

122. PLANNING APPLICATIONS

The following Councillors had attended the site visit listed below:

- (a) Application No. 1/0308/2023/FUL

The following Councillors had attended the site visit listed below:

Councillors: R Lock, P Hames, P Christie, K Hepple, D Smith, J Whittaker,
P Pennington and C Leather

Application No. 1/0308/2023/FUL - Demolition of existing Surf Bay Holiday Park reception building. Proposed mixed use new two storey reception building & holiday unit. (resubmission of 1/1251/2022/FUL) - Surf Bay Leisure, Surf Bay Holiday Park, Golf Links Road

Interests: Councillors P Hames, C Leather and J Whittaker declared personal interests – dual hatted – Northam Town Council

Officer recommendations: Grant

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

“Scale of the building visible from the Northam Burrows, a SSSI, contrary to Local Plan policy DM08A (Landscape and Seascape Character). A three-storey structure will dominate the street scene, the roof terrace a recreational space, would be likely to have a detrimental effect on the privacy and the right for quiet enjoyment of nearby residencies and gardens.”

The Committee were advised that, although a map had not been produced on the report due to a formatting error, it will be shown on the presentation.

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

During the debate the following matters were raised and addressed by Officers:

Members did not agree there would be an issue of overlooking as stated by the speakers.

Conditions – it was recommended that a condition be imposed that no furniture be allowed on the balcony. The Planning Manager explained a condition was not necessary as the balcony is at the rear of the building and was not prominent in the street scene, therefore was not a site amenity concern.

Councillor Hames proposed that the hours of work condition be amended to an 8am start. The Planning Manager advised that the hours stated in the condition – 7am to 7pm – had been the recommendation of the Environment Protection Team who are professional statutory consultees. The Committee did not support the proposal.

It was proposed by Councillor Leather, seconded by Councillor Pennington that the application be approved.

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr P Christie		X	
Cllr K Hames		X	
Cllr K Hepple	X		
Cllr C Leather	X		

Cllr R Lock	X		
Cllr P Pennington	X		
Cllr D Smith	X		
Cllr C Wheatley	X		
Cllr J Whittaker	X		

(Vote: For 7, Against 2)

Claire Stacey addressed the Committee objecting to the application
 Katie Carr addressed the Committee objecting to the application
 Rebecca Fearnley, Agent, addressed the Committee in support of the application

(b) Application No. 1/0791/2022/FUL

The following Councillors had attended the site visit listed below:

Councillors: R Lock, P Hames, P Christie, K Hepple, D Smith, J Whittaker,
 P Pennington and C Leather

Application No.1/0791/2022/FUL - Conversion of barn to holiday let -
 Barn At South Yeo, Yeo Vale, Devon

Interests: None

Officer recommendations: Grant

The planning application had been referred to Plans Committee because the applicant is related to a Council member of staff.

A single presentation will be given for applications 1/0791/2022/FUL and 1/0792/2022/LBC.

The Planning Manager presented the report and advised Members of the main planning considerations for application 1/0791/2022/FUL and the Conservation Officer reported on the main planning considerations for application 1/0792/2022/LBC.

A brief debate followed, during which it became evident that Members were in support of the applications.

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

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr P Christie	X		
Cllr K Hames	X		
Cllr K Hepple	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr P Pennington	X		
Cllr D Smith	X		
Cllr C Wheatley	X		
Cllr J Whittaker	X		

(Vote: For - Unanimous)

Mr Chris Evans, Agent, addressed the Committee in support of the application.

(c) Application No. 1/0792/2022/LBC

The following Councillors had attended the site visit listed below:

Councillors: R Lock, P Hames, P Christie, K Hepple, D Smith, J Whittaker,
P Pennington and C Leather

Application No.1/0792/2022/LBC - Conversion of barn to holiday let -
Barn At South Yeo, Yeo Vale, Devon

Interests: None

Officer recommendations: Grant

The planning application had been referred to Plans Committee because the applicant is related to a Council member of staff.

A single presentation was given on applications 1/0791/2022/FUL and 1/0792/2022/LBC.

The Conservation Officer informed Members of the main planning considerations.

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

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr P Christie	X		
Cllr K Hames	X		
Cllr K Hepple	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr P Pennington	X		
Cllr D Smith	X		
Cllr C Wheatley	X		
Cllr J Whittaker	X		

(Vote: For - Unanimous)

(d) Application No. 1/0507/2023/FUL

The following Councillors had attended the site visit listed below:

Councillors: R Lock, P Hames, P Christie, K Hepple, D Smith, J Whittaker,
P Pennington and C Leather

Application No.1/0507/2023/FUL - Demolition of storage shed and erection of 1 no. dwelling - Molesworth Arms Shed, Pyworthy, Holsworthy

Interests: Councillor Hepple declared a personal interest – as the applicant - left the room and took no part in the debate and discussion making

Officer recommendations: Grant

The planning application had been referred to Plans Committee because the applicant is an Elected District Councillor.

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

Councillor Leather proposed that Condition 5 be withdrawn because it referred to Licensing hours and, in his opinion, was not a planning condition. The Principal Planning Officer addressed the concerns and clarified planning rules and regulations in relation to this issue.

It was proposed by Councillor Leather, seconded by Councillor Wheatley that the application be approved, subject to Condition 5 being withdrawn.

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr P Christie	X		
Cllr K Hames	X		
Cllr K Hepple			
Cllr C Leather	X		
Cllr R Lock	X		
Cllr P Pennington	X		
Cllr D Smith	X		
Cllr C Wheatley	X		
Cllr J Whittaker	X		

(Vote: For – Unanimous)

RESOLVED:

That the application be Granted subject to Condition 5 being withdrawn and the remaining conditions as set out in the report.

123. APPEAL DECISIONS SUMMARY

The Committee noted the Appeal Decisions.

124. COSTS ON APPEALS

The Committee noted the Costs on Appeal.

125. DELEGATED DECISIONS - AGMB APPLICATIONS

There were no Delegated Decisions.

126. PLANNING DECISIONS

RESOLVED

That the Planning decisions for the period 23.08.2023 – 21.09.2023 be noted.

The meeting commenced at 9.30am and closed at 10.55am