

Mr S Hearse
Chief Executive
Torrige District Council
Riverbank House
Bideford
Devon
EX39 2QG



Tel : Bideford (01237) 428700

Date: 12 July 2024

Quorum 6

:

MEETING OF PLANS COMMITTEE

Caddsdwn Business Support Centre - Caddsdwn Bideford
EX39 3BE

Thursday 25 July 2024 at 9.30 am

NOTICE OF MEETING

The meeting will be able to watch through the Council's YouTube Channel
<https://tinyurl.com/TorrigeYouTube>

To: Councillor R Lock (Chair)
Councillor C Leather (Vice-Chair)
Councillors: P Hames, D Bushby, K Hepple, D Smith, H Thomas, C Wheatley
and J Whittaker

Members are requested to turn off their mobile phones for the duration of the Meeting

AGENDA

1.	Apologies For Absence
	To receive apologies of absence from the meeting.
2.	Minutes
	The Minutes from the meeting held on 11 July 2024 to be presented to the meeting 12 September 2024.
3.	Declaration of Interest

	<p>Members with interests to declare should refer to the Agenda item and describe the nature of their interest when the item is being considered.</p> <p>Elected Members of Devon County Council and Town/Parish Councils who have considered a planning application by virtue of their membership of that Council hold a personal interest and are deemed to have considered the application separately and the expressed views of that Council do not bind the Members concerned who consider the application afresh.</p>
4.	Agreement of Agenda between Parts I and II
	That the Agenda as circulated be agreed.
5.	Urgent Matters
	Information to be brought forward with the permission of the Chair.
6.	Public Participation
	The Chair to advise the Committee of any prior requests to speak made by members of the public and to advise of the details of the Council's public participation scheme.
7.	Planning Applications
	The information, recommendations and advice contained in the reports are correct as at the date of preparation which is more than ten days in advance of the Committee meeting. Due to these time constraints any changes or necessary updates to the reports will be provided in writing or orally at the Committee meeting.
(a)	Application No. 1/0295/2024/FULM
	Mixed use redevelopment providing residential units, commercial units (Class E) with public open space, car parking, and associated landscaping, removal of hardstanding, ground preparation and infrastructure works. - Land At And Adjacent To Brunswick Wharf, Barnstaple Street, East-the-Water
(b)	Application No. 1/0374/2024/FUL (Pages 5 - 12)
	Erection of two storey rear extension and additional first floor window - 5 Dane Court, Northam, Bideford
(c)	Application No. 1/0277/2024/FUL (Pages 13 - 32)
	Provision of a new agricultural livestock building - Buildings And Land At Grid Reference 266213 105908, Bondleigh, Devon
(d)	Application No. 1/0411/2024/FUL (Pages 33 - 42)
	Demolition of existing office building and erection of replacement office building - Ancillary Building At Grid Reference 244555 129799, Follyfoot Equestrian Centre, Sandymere Road

(e)	Application No. 1/0403/2024/FUL (Pages 43 - 63)
	Demolition of existing agricultural barns and erection of 1no. dwelling along with public pedestrian pathway - Building At Grid Reference 245721 120796, Monkleigh, Devon.
(f)	Application No. 1/1225/2023/FULM (Pages 64 - 108)
	Construction and operation of a grid-connected solar photovoltaic farm, incorporating battery storage, with infrastructure, landscaping and biodiversity enhancements - Land At Ebberley Down, Ebberley, Devon
8.	Appeal Decisions Summary (Pages 109 - 113)
	Appeal Decision Summary and Reports of Planning Inspectorate Summary Appeal Decision – Application No. 1/1083/2022/OUTM
9.	Costs on Appeals
	There are no Costs on Appeals
10.	Delegated Decisions - AGMB Applications (Page 114)
	The Committee noted the Delegated Decisions for the period 02.07.2024 – 17.07.2024.
11.	Planning Decisions (Pages 115 - 119)
	List of Delegated Planning Decisions, Consultee Abbreviations and Application Types enclosed 02 07.2024 to 17.07.2024.
12.	Exclusion of Public
	The Chair to move:- That the public be excluded from the remainder of the meeting because of the likely disclosure of exempt information by virtue of Part 1 Schedule 12A of the Local Government Act 1972.
13.	Part II - Closed Session
	There are no Part II items.

The background papers are considered to comprise the following documents:

- The individual planning application file (reference number quoted in each case)
- North Devon and Torridge Local Plan 2011-2031 (Adopted October 2018)
- Current Government guidance contained in Circulars, the National Planning Policy Framework, Planning Policy for Traveller Sites and Ministerial Statements
- Any other documents specifically referred to in the report.

All background papers referred to are available for examination during normal office hours.

NOTE TO MEMBERS

All letters of representations are readily available for inspection on the files or through the website and public access. If any Member requires assistance in using this facility, please contact the Development Enabling Manager directly.

Members of the Committee only will receive hard copies of representations received.

Meeting Organiser: Sandra Cawsey

For those wishing to speak at Plans Committee please contact:

Planning Support - Tel: 01237 428778 or 428711
Email: speak.planning@torridge.gov.uk
Website: www.torridge.gov.uk/speakplanning