

TORRIDGE DISTRICT COUNCILPLANS COMMITTEE MEETINGTown Hall - Bridge Street, Bideford, EX39 2HSThursday, 5 December 2024 - 9.30 am

PRESENT

Councillor R Lock (Chair)
Councillor C Leather (Vice-Chair)

Councillors P Hames, D Bushby, 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
T Vanstone - Senior Electoral & Democratic Services Officer
K Hewlett - Electoral and Democratic Services Officer
L Glover - Corporate Support Officer
A Massos - Principal Planning Officer
S May - Corporate Support Officer
P Stapley - Principal Planning Officer
D Fuller - Planning Officer
M Munro - Planning Support Assistant
J Simpson - Planning Support Assistant

3 members of the public.

35. APOLOGIES FOR ABSENCE

No apologies for absence were received.

36. MINUTES

After a brief discussion it was proposed by Councillor Leather, seconded by Councillor Pennington and –

Resolved:

The Minutes of the meeting held on Thursday 3rd October were agreed and signed as a correct record.

Councillor	For	Against	Abstain
Cllr D Bushby	X		
Cllr K Hames			X

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

(Vote: For – 8, Against – 0, Abstentions - 1)

37. 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.

38. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

That the Agenda as circulated be agreed.

39. URGENT MATTERS

There were no urgent matters.

40. PUBLIC PARTICIPATION

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

41. PLANNING APPLICATIONS

(a) Application No. 1/0774/2024/FUL

Proposed start hill hut - Bideford BMX Club, Bideford BMX Clubhouse, Avon Road.

Interests: None

Officer recommendation: Grant

Members advised that this application had been referred to Plans Committee as Torridge District Council own the land.

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

Councillor C Bushby moved the recommendation.

Councillor J Whittaker seconded the recommendation and congratulated Bideford BMX Club for overcoming the hurdles the club has faced.

In response to a query, the Principal Planning Officer noted that solar panelling is not a consideration for this type of build.

It was proposed by Councillor D Bushby, seconded by Councillor J Whittaker that the application be approved.

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr D Bushby	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)

RESOLVED:

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

(b) Application No.1/0972/2023/OUT

The following Councillors attended the virtual site visit:

Councillors: P Pennington, R Lock, D Bushby, D Smith, J Whittaker, P Hames, C Leather.

The recording was forwarded to Councillor K Hepple as they were unable to attend the virtual site visit.

Application No.1/0972/2023/OUT - Outline application for 1no. dwelling with all matters reserved (Affecting a Public Right of Way) - Land At Grid Reference 244709 127666, Raleigh Hill, Bideford.

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

Officer recommendation: Refuse

The Planning Officer presented the report and informed members of the main planning considerations and the reasons for the recommendation of refusal.

This application was referred to Plans Committee by Councillor C Leather to consider all the issues and planning policies concerning this location.

Members detailed the below points –

- NOR09 Scheme
- Concerns over drainage and flooding
- Usage of the road and fast traffic
- Removal of trees
- Ecology report

A number of Members expressed dissatisfaction with the Devon County Council Highways Report. Specific mention was made regarding the perceived inaccuracy of the plot measured.

The following concerns were raised regarding highways and road suitability:

- Use as a diversion during main road closures.
- Location of traffic flow measurements.
- Cyclists and Pedestrians
- Road surface and drainage problems, heightened in poor weather conditions.

The Planning Manager advised that as the Committee had the ability to amend reasons for refusal, the Planning Officer agreed to create a draft which will be shared with the Chair and Vice-Chair for decision. Members asked for the blind corner, bend in the road, road surface, narrow lane, cyclists, and pedestrian usage to be detailed in the amendment.

It was proposed by Councillor C Leather, seconded by Councillor J Whittaker that the recommendation for refusal be granted with the amendment to the reasons for refusal.

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr D Bushby	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)

RESOLVED:

That the application be refused for the reasons stated in the report with the agreed additional reason for refusal – highways.

Darren Haime addressed the Committee in support of the application.

(c) Application No.1/0603/2024/FUL

The following Councillors has attended the virtual site visit:

Councillors: P Pennington, R Lock, D Bushby, D Smith, J Whittaker, P Hames, C Leather.

The recording was forwarded to Councillor K Hepple as they were unable to attend the virtual site visit.

Application No.1/0603/2024/FUL - Demolition of existing dwelling and erection of replacement dwelling, with associated engineering works - Croeso, 2 Green Lane, Appledore.

Interests: Councillor P Hames declared personal interest – dual hatted – Northam Town Council.

Officer recommendation: Grant

The application had been referred to Plans Committee by Councillor Hames for the following reason:

- For the Plans Committee to consider whether the proposed dwelling complies with the design policies e.g. DM04 and NPPF 130.

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

The Principal Planning Officer advised members on the following updates:

- The call in was in relation to the original scheme, which has since been amended. Councillor P Hames wished to withdraw this application as an item for consideration, however the agenda had been published.
- Since the publishing of the agenda, Northam Town Council had a re-consultation and their recommendation is to grant the application.

Rebecca Fearnley, member of the public did not comment stating that “the Officer report covers” the matters and she had nothing further to add.

A brief discussion took place which noted the below points:

- Clarification on prefabricated buildings
- Off-road parking
- Amended height of the building

Members stated that this application would enhance the street scene.

Members also noted the importance of taking Northam Town Councils recommendation into consideration.

It was proposed by Councillor D Bushby, seconded by Councillor K Hepple that the application be approved.

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr D Bushby	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)

RESOLVED:

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

Rebecca Fearnley, member of the public, registered to speak in support of the application however did not comment.

Councillor D Bushby left the meeting at 10:17am.

42. APPEAL DECISIONS SUMMARY

The Committee noted the Appeal Decisions.

43. COSTS ON APPEALS

There were no Costs on Appeal.

44. DELEGATED DECISIONS - AGMB APPLICATIONS

The Committee noted the Delegated Decisions.

Councillor P Pennington asked if there has been a rise in AGMB applications. The Planning Manager provided recent statistics, however noted that the statistics for AGMB applications can be reviewed with potential for it to return to Plans Committee in twelve months' time.

45. PLANNING DECISIONSRESOLVED

That the Planning decisions for the period 25th September 2024 and 22nd November 2024 be noted.

46. PART II - CLOSED SESSION

There were no part II items.

The meeting commenced at 9.30 am and closed at 10.20 am

Chair:

Date: