

TORRIDGE DISTRICT COUNCILPLANS COMMITTEE MEETINGCaddstown Business Support Centre, Clovelly Road, BidefordThursday, 2 September 2021 - 9.30 am

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

ALSO PRESENT D Hunter - Legal Services Manager
 S Harrington - Planning Manager
 L Davies - Principal Planning Officer
 S Boyle - Planning Officer
 D Fuller - Planning Officer
 P Stapley - Graduate Planning Officer
 S Cawsey - Democratic Services Officer

41. MINUTES

The Minutes of the meeting held 5 August 2021 were agreed and signed as a correct record.

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

(Vote: For 7, Abstentions 2)

42. 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.

43. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

That the Agenda as circulated be agreed.

44. URGENT MATTERS

There were no urgent matters brought forward.

45. PUBLIC PARTICIPATION

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

Prior to the presentation of the planning applications and following an enquiry from Councillor McGeough, the Legal Services Manager advised that he did not need to declare an interest on an application where a speaker had been an Agent for the Conservative party at the County Council elections.

46. PLANNING APPLICATIONS

(a) Application No. 1/0682/2021/FULM

Application No. 1/0682/2021/FULM - Reserved Matters (appearance, landscaping, layout and scale) application pursuant to 1/1084/2015/OUTM application for 145 dwellings, with associated public open space, play areas, landscaping and access from Cornborough Road following demolition of 2 existing dwelling. (Variation of Conditions 1 (plans schedule) and condition 2 (materials) pursuant to application 1/0363/2020/REMM. - Land Off Cornborough Road, Cornborough Road, Westward Ho!

Interests: None

Officer Recommendation: Grant

The planning application had been called into Plans Committee by Councillor Laws if the recommendation was to approve, for the following reasons:

Design and Layout

DM04

Appropriate and sympathetic to setting in terms of scale, density, massing, height, layout appearance, fenestration, materials and relationship to buildings and landscape features in the local neighbourhood. This application bears no shared characteristics with Cornborough Road.

ST04

Development will achieve high quality inclusive and sustainable design to support the creation of successful, vibrant places. Design will be based on a clear process that analyses and responds to the characteristics of the site, its wider context and the surrounding area taking full account of the principles of design found in policy. The

density appears greater than the neighbouring estate which is at odds with this policy.

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

During the debate Councillor Christie referred to the four highway schemes detailed in the S106 Agreement and asked if, as a Committee, Members could specify which scheme they supported. He gave his support for scheme 4 – the Kenwith Cycle Scheme – which he said is also supported by Bideford and Northam Town Councils. The Planning Manager reported that the S106 Agreement had been agreed and signed, and as this element had been requested by DCC it will be for them to decide which scheme will go forward. DCC to be contacted to advise them on the Committee's preferred scheme.

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 C Leather	X		
Cllr R Lock	X		
Cllr D McGeough	X		
Cllr P Watson	X		
Cllr R Wiseman	X		

(Vote: For - Unanimous)

RESOLVED:

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

Mr Jamie Grant, Applicant, addressed the Committee in support of the application.

The Planning Manager read out a statement received from Councillor Laws, Ward Member.

(b) Application No. 1/0697/2021/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, P Watson and R Wiseman.

Application No. 1/0697/2021/FUL - Alterations and raising of roof height to create additional accommodation - 29 Century Drive, Northam, Bideford

Interests: None

Officer Recommendation: Grant

The planning application had been called into Plans Committee by Councillor Leather for the following reasons:

“The addition of the full length balcony in close proximity to the dwelling to the west (30 Century Drive) has the potential to seriously harm the amenity of that dwelling, particularly with regard to causing intrusive overlooking. It will also potentially have a significant impact on the street scene”.

Prior to the presentation Members were advised of the following updates:

- Update from the Northam Town Council – no further comments.
- One additional objection – all concerns and issues have been raised previously.
- Two previously submitted objection representations with updated comments – changes did not address their concerns.

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

Councillor Leather clarified his reasons for calling in the application – there were overlooking issues with the full-length balcony on the original application, these issues were addressed following the submission of amended plans. He did not withdraw his call-in because it would then allow for further comments to be made and for the application to be debated by Plans Committee.

Following a recommendation from Councillor Lock it was agreed that an additional condition be imposed to ensure that the development is carried out in accordance with the submitted Ecological Impact Assessment Report’.

The Legal Services Manager advised Cllr McGeough that as he had left the room during the debate, he would not be able to vote in respect of this application.

It was proposed by Councillor Leather, seconded by Councillor Christie that the application be approved subject to an additional condition.

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 C Leather	X		
Cllr R Lock	X		
Cllr D McGeough			
Cllr P Watson	X		
Cllr R Wiseman	X		

(Vote: For 8)

RESOLVED:

That the application be Granted subject to the conditions as set out in the report and the additional condition as stated above.

J Whittaker addressed the Committee objecting to the application
 Mr M Figes addressed the Committee objecting to the application
 Mr Roberts addressed the Committee in support of the application
 Mrs Roberts addressed the Committee in support of the application

(c) Application No. 1/0604/2021/FUL

Application No. 1/0604/2021/FUL - Erection of agricultural livestock building - Land at Worden Farm, Bradworthy, Devon

Interests: Councillor Boughton declared a prejudicial interest – applicant – left the room and took no part in the debate and decision making.

Officer Recommendation: Grant

The planning application had been referred to Plans Committee as the applicant is an Elected Member of Torridge District Council.

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

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			
Cllr M Brown	X		
Cllr P Christie	X		
Cllr R Craigie	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr D McGeough	X		
Cllr P Watson	X		
Cllr R Wiseman	X		

(Vote: For 8)

RESOLVED:

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

(d) Application No. 1/0742/2021/FUL

Application No. 1/0742/2021/FUL - Siting of timber constructed summer house in garden - Newlands, Roborough, Winkleigh

Interests: None

Officer Recommendation: Grant

The planning application had been referred to Plans Committee as the applicant is a close relative of a member of staff at Torridge District Council.

The Planning Officer 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 C Leather	X		
Cllr R Lock	X		
Cllr D McGeough	X		
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.

47. APPEAL DECISIONS SUMMARY

The Committee noted the Appeal Decisions.

48. COSTS ON APPEALS

There were no Costs on Appeals.

49. DELEGATED DECISIONS - AGMB APPLICATIONS

The Committee noted the Delegated Decisions.

50. PLANNING DECISIONS

RESOLVED

That the Planning decisions for the period 23 July 2021 to 19 August 2021 be noted.

The meeting commenced at 9.30am and closed at 10.53am.

Chair:

Date: