

TORRIDGE DISTRICT COUNCILPLANS COMMITTEE MEETINGCaddstown Business Support Centre - BidefordThursday, 10 March 2022 - 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** S Dorey - Head of Legal & Governance (Monitoring Officer)
S Harrington - Planning Manager
L Davies - Principal Planning Officer
J Jackson - Principal Planning Officer
S Boyle - Principal Planning Officer
S Chappell - Conservation Officer
J Williams - Public Health & Housing Manager
S Cawsey - Democratic Services Officer
K Brown - Democratic Services Officer
- Councillor A Dart

104. MINUTES

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

Resolved:

That the Minutes of the meeting held on 3 February 2022 be agreed 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 C Leather	X		
Cllr R Lock	X		
Cllr D McGeough			X
Cllr P Watson	X		
Cllr R Wiseman	X		

(Vote: For 8, Abstentions 1)

105. 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.

106. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

That the Agenda as circulated be agreed.

107. URGENT MATTERS

There were no urgent matters brought forward.

108. PUBLIC PARTICIPATION

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

109. PLANNING APPLICATIONS

(a) Application No. 1/1133/2021/REMM

The following Councillors had attended the site visit listed below:

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

Application No. 1/1133/2021/REMM - Reserved matters application for details of appearance, landscaping, layout and scale in respect of a proposal for 274 no. dwellings, associated infrastructure and open space pursuant outline planning permission 1/0039/2014/OUTM - Land to the South of Clovelly Road, Bideford, Devon

Interests: None

Officer recommendation: Grant

The planning application had been called into Plans Committee by Councillor Langford for the following reason:

“To consider highway safety on the surrounding area.”

The Planning Manager informed Members of an update in relation to this application. Unexpectedly an updated noise control scheme and an additional scheme relating to the Asda site which is adjacent to

this site, had been submitted late by the applicants on 9 March 2022. Whilst the reports indicate the scheme is acceptable subject to mitigation, the Planning Officer and Environmental Protection Officer, together with Committee Members and members of the public have been given limited opportunity to scrutinise these documents. Therefore, it is recommended this application be deferred to a future date.

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

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 deferred for the reason as stated above.

(b) Application No. 1/0128/2020/FULM

The following Councillors had attended the site visit listed below:

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

Application No.1/0128/2020/FULM - Development of 38 dwellings together with access, car parking and associated works - Land Opposite Landon Road Industrial Estate, Bradworthy, Devon

Interests: None

Officer recommendation: Grant subject to a Section 106 Agreement

The planning application had been called into Plans Committee by

Councillor Boughton if the Officer was minded approving for the same reason as those outlined in the response from Bradworthy Parish Council.

The Principal Planning Officer presented the report and advised Members of the main planning considerations. Members were asked to consider additional wording to Conditions 8 – 10 namely:

*“Also reflects specifically the planting on the Southern boundary”.
This reflects the recommendation in the Applicants LVIA”.*

During the debate Members raised the following matters:

Members sought confirmation that the NHS contribution would be used solely for Bradworthy Surgery. The Principal Planning Officer advised that the NHS had specifically requested the monies for this purpose and that can be secured in the S106 Agreement.

The contribution towards off-site biodiversity net gain for projects undertaken by the ND Biosphere at Abbotsham Cliffs and/or Roborough. Members believed that the monies should be used within the immediate area and certainly within the village of Bradworthy. The Planning Manager commented that as there is a ND Biosphere it allows for the contribution to be used in the local area. The Environment Act 2021 will allow applicants the option to purchase credits from the Secretary of State who could then distribute the net gain nationally.

Affordable Housing - Councillor Leather referred to the District Valuers report and pointed out that as it is only valid for three months and had been produced eight months previously, reliance should not be placed on the viability conclusion. He questioned whether the application should be deferred to allow for the development to be revalued. The Planning Manager addressed this issue and clarified the figures as set out in the District Valuers report.

Councillor Wiseman outlined the risks involved regarding deferring the application and the development being revalued.

It was proposed by Councillor Craigie, seconded by Councillor Christie that the application be deferred for clarification on the following issues raised:

- Valuers Report – out of date
- S106 Agreement – Ward Members to be involved
- Biodiversity Offset contribution

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 6, Against 3)

RESOLVED:

That the application be deferred for clarification on issues raised.

S Lander addressed the Committee objecting to the application
Councillor Dart, Ward Member, addressed the Committee

(c) Application No. 1/1119/2021/OUT

Application No. 1/1119/2021/OUT - Outline application with all matters reserved for the conversion of 2 no. former almshouses to 2 no. units of holiday accommodation - The Laurels Inn, Petrockstowe, Okehampton

Interests:

Officer recommendation: Refuse

The planning application had been called into Plans Committee by Councillor Wiseman for the following reason:

“The application raises questions around the size of the buildings being able to provide high quality tourism development, and the impact the development will have on the listed buildings, in line with ST13”.

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

When debating the application, the following issues/concerns were

raised:

- This being an Outline application with all matters reserved potential impact of the proposed development on heritage assets of the village could not be assessed.
- Insufficient information provided.
- Outstanding objections from three statutory Consultees.

Councillor Leather advised that if a FUL application was to be submitted, negotiations could take place with the Planning Officer to ensure it is an acceptable application.

It was proposed by Councillor Wiseman, seconded by Councillor Watson that the application be refused.

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 refused for the reasons as stated in the report.

Mr John Gower, Agent, addressed the Committee in support of the application.

(d) Application No. 1/1253/2021/FUL

Application No. 1/1253/2021/FUL - Retrospective application for the retention of mobile home for ancillary domestic use - West Villa, Chilsworthy, Holsworthy.

Interests: None

Officer recommendation: Grant

The planning application had been called into Plans Committee by Councillor Hepple if the Officer was minded to recommend approval. The reasons for the call in are as follows:

1. Existing unlawful use and subject to enforcement proceedings
2. No justification to retain mobile home and inappropriate development
3. Contrary to local planning policies

Prior to the presentation the Principal Planning Officer gave the following update:

The report refers to the Council's Five Year Supply position – this is not a material consideration to this application and should therefore be disregarded.

Amendment to Condition 3 –

*“Within three months of the date of this permission, a scheme for the cladding or painting of the mobile home ~~and decking~~, including timings for installation, shall be submitted to and approved by the local planning authority. The cladding shall be installed, or the painting undertaken in accordance with the approved details and retained as such thereafter. Natural materials and dark colours should be utilised. **The prior written approval of the local planning authority shall also be obtained in respect of the appearance of any replacement mobile home on the site.***

Reason: In the interests of the character and appearance of the site.

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

During the debate Members mentioned the need to give support to small rural businesses where possible and as a licensed business there would be controls through the licence.

Councillor Christie raised a concern in relation to the proximity of the two dwellings being erected behind the mobile home and recommended that an additional condition be imposed restricting the number of dogs to four.

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

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 3, Against 6)

The motion was lost.

It was proposed by Councillor Leather, seconded by Councillor Craigie that the application be Granted.

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 7, Against 2)

RESOLVED:

That the application be Granted, subject to the conditions as set out in the report, an amendment to Condition 3 and the additional condition as stated above. The wording of the condition to be delegated to Officers in conjunction with the Chair and Vice Chair.

Jody Harris addressed the Committee in support of the application. Councillor Hepple, Ward Member, addressed the Committee.

(e) Application No. 1/1281/2021/LBC

Application No. 1/1281/2021/LBC - Repairs to bellcote and copings, rendering and facade redecoration. - Great Torrington Heritage Museum, Market House, Pannier Market

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

Officer recommendation: Grant

The planning application had been referred to Plans Committee as the property is in the care of the District Council.

Prior to the presentation the Conservation Officer explained why in her report she had used the words “in the care of” – “the Authority are the custodians of these buildings and must pass them on to future generations”.

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

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 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.

110. APPEAL DECISIONS SUMMARY

The Committee noted the Appeal Decisions.

111. COSTS ON APPEALS

There were no Costs on Appeals.

112. DELEGATED DECISIONS - AGMB APPLICATIONS

The Committee noted the Delegated Decisions.

113. PLANNING DECISIONS

RESOLVED

That the Planning decisions for the period 20 January 2022 to 24 February 2022 be noted.

The meeting commenced at 9.30am and closed at 11.30am.