

TORRIDGE DISTRICT COUNCILPLANS COMMITTEE MEETINGTown Hall - Bridge Street, Bideford, EX39 2HSThursday, 7 September 2023 - 9.30 am

PRESENT

Councillor R Lock (Chair)
Councillor P Hames (Vice-Chair)

Councillors: C Leather, P Christie, K Hepple, D Smith,
C Wheatley, D Bushby (substitute for P Pennington) and
S Gibson (substitute for J Whittaker)

ALSO PRESENT

S Dorey - Head of Legal & Governance (Monitoring Officer)
H Smith - Planning Manager
L Davies - Development Management Team Leader
S Cawsey - Democratic Services Officer
T Vanstone - Senior Electoral & Democratic Services Officer

Councillor K James

APOLOGIES

Apologies for absence were received from Councillor Pennington and Councillor Whittaker.

107. MINUTES

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

Resolved:

The Minutes of the meeting held on 20 July 2023 were agreed and signed as a correct record.

Councillor	For	Against	Abstain
Cllr P Christie	X		
Cllr S Gibson (sub)			X
Cllr K Hames	X		
Cllr K Hepple	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr D Smith	X		

Cllr C Wheatley	X		
Cllr D Bushby (sub)			X

(Vote: For 7, Abstentions 2)

108. 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.

109. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

That the Agenda as circulated be agreed.

110. URGENT MATTERS

With the permission of the Chair the Planning Manager advised Members that the second application No. 1/1292/2022/FUL – Cherrywood Park Business Centre, Langtree – had been withdrawn.

111. PUBLIC PARTICIPATION

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

112. PLANNING APPLICATIONS

The following Councillors had attended the site visit listed below:

(a) Application No. 1/0574/2023/FUL

The following Councillors had attended the site visit listed below:

Councillors: R Lock, P Hames, P Christie, S Gibson, C Leather, K Hepple, D Smith and C Wheatley

Application No. 1/0574/2023/FUL - Ground floor extension to side of property - 12 Pincombe Road, Bideford, Devon

Interests: None

Officer recommendations: Grant

The planning application had been referred to Plans Committee because the applicant’s mother is an employee of Torridge District Council, and father and aunty are both Elected District Councillors.

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

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

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr P Christie	X		
Cllr S Gibson (sub)	X		
Cllr K Hames	X		
Cllr K Hepple	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr D Smith	X		
Cllr C Wheatley	X		
Cllr D Bushby (sub)	X		

(Vote: For – Unanimous)

(b) Application No. 1/1292/2022/FUL

The following Councillors had attended the site visit listed below:

Councillors: R Lock, P Hames, P Christie, S Gibson, C Leather, K Hepple, D Smith and C Wheatley

Application No.1/1292/2022/FUL - Extensions and alterations to existing commercial business units to incorporate office and storage on the ground floor and 1no. dwelling at first floor - Cherrywood Park Business Centre, Langtree, Torrington

Interests:

Officer recommendation: Refuse

As previously reported by the Planning Manager the application had been withdrawn.

(c) Application No. 1/0378/2023/FUL

The following Councillors had attended the site visit listed below:

Councillors: R Lock, P Hames, P Christie, S Gibson, C Leather, K Hepple, D Smith and C Wheatley

Application No. 1/0378/2023/FUL - Change of use of land to domestic and erection of summer house/orangery - Sanctuary Lodge, Bridgerule, Holsworthy

Interests: None

Officer recommendation: Refuse

The planning application had been called into Plans Committee by the Leader of the Council, Councillor James.

Prior to the presentation Members were informed of the following update:

- A revised location plan had been submitted – the red line had been amended to include the residential curtilage of Sanctuary Lodge and not just the proposed site.

The Development Management Team Leader presented the report and advised Members of the main planning considerations and the reasoning for the recommendation of refusal.

When debating the application, concerns/points raised included:

- It is clear the proposed site is a garden area and not an enclosed paddock as stated in the report.
- Internal layout of the proposal – It was confirmed there would be no bedroom or kitchen in the building, and its use was for a summerhouse only and not as an annexe.
- The retention of existing trees and hedges on the boundary.

The Planning Manager advised Members that if minded to approve the application, clear and robust planning reasons would be required.

Councillor Lock recommended that if the application was to be approved, a condition be imposed - “that the summerhouse could not be used for any residential purpose”.

The Planning Manager gave advice on conditions to be imposed and the wording to be delegated to Officers in conjunction with the Chair and Vice Chair.

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

A recorded vote was taken.

Councillor	For	Against	Abstain
Cllr P Christie	X		
Cllr S Gibson (sub)	X		
Cllr K Hames	X		
Cllr K Hepple	X		
Cllr C Leather	X		
Cllr R Lock	X		
Cllr D Smith	X		
Cllr C Wheatley	X		
Cllr D Bushby (sub)	X		

(Vote: For – Unanimous)

Councillor James, Ward Member, addressed the Committee.

113. APPEAL DECISIONS SUMMARY

Councillor Christie referred to the Cost Decision awarded to Torridge District Council and asked that information be publicised to make applicants aware of the potential costs involved should their appeal not be approved.

The Planning Manager agreed to discuss publicising the information with the Senior Management Team and Communications Team.

The Committee noted the Appeal Decisions.

114. COSTS ON APPEALS

There were no Costs on Appeals.

115. DELEGATED DECISIONS - AGMB APPLICATIONS

The Committee noted the Delegated Decisions for the period 10.07.2023 - 23.08.2023.

116. PLANNING DECISIONS

RESOLVED

The Committee noted the Planning decisions for the period 10.07.2023 – 23.08.2023.

The meeting commenced at 9.30am and closed at 10.10am