

TORRIDGE DISTRICT COUNCILPLANS COMMITTEE MEETINGTown Hall - Bridge Street, Bideford, EX39 2HSThursday, 11 April 2024 - 9.30 am

- PRESENT** Councillor R Lock (Chair)  
Councillor P Hames (Vice-Chair)  
Councillors K Hepple, C Leather, H Thomas, C Wheatley,  
J Whittaker and D Bushby
- ALSO PRESENT** S Dorey - Head of Legal & Governance (Monitoring  
Officer)  
K Evely - Development Manager  
D Fuller - Planning Officer  
ME Whalley - Planning Officer  
T Vanstone - Senior Electoral & Democratic Services  
Officer  
K Brown - Democratic Services Officer
- Councillors C Cottle-Hunkin and K James

1. APOLOGIES

Apologies for absence were received from Councillor P Pennington with Councillor D Bushby substituting, and from Councillor D Smith and Helen Smith, Planning Manager with Kris Evely, Development Manager substituting.

2. MINUTES

It was proposed by Councillor C Leather, seconded by Councillor J Whittaker and –

Resolved:

That the Minutes of the meeting held on 7 March 2024 be agreed and signed as a correct record.

A recorded vote was taken.

| <b>Councillor</b> | <b>For</b> | <b>Against</b> | <b>Abstain</b> |
|-------------------|------------|----------------|----------------|
| Cllr D Bushby     | X          |                |                |
| Cllr K Hames      | X          |                |                |
| Cllr K Hepple     |            |                | X              |
| Cllr C Leather    | X          |                |                |
| Cllr R Lock       |            |                | X              |
| Cllr H Thomas     | X          |                |                |

|                  |   |  |  |
|------------------|---|--|--|
| Cllr C Wheatley  | X |  |  |
| Cllr J Whittaker | X |  |  |

**(Vote: For – 6, Against – 0, Abstentions - 2)**

3. 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.**

4. AGREEMENT OF AGENDA BETWEEN PARTS I AND II

There were no Part II items.

5. URGENT MATTERS

No urgent matters were brought forward.

6. PUBLIC PARTICIPATION

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

7. PLANNING APPLICATIONS

The following Councillors had attended the site visit listed below:

(a) Application No. 1/1234/2023/OUT

The following Councillors had attended the virtual site visit listed below:

D Bushby, P Hames, K Hepple, C Leather, R Lock, C Wheatley and J Whittaker

The recording was forwarded to Councillors H Thomas and D Smith who did not attend the virtual site visit.

Application No. 1/1234/2023/OUT - Outline application with all matters reserved for the erection of 1no. local needs dwelling - Land At Grid Reference 244532 118754, Monkleigh, Devon

Interests: None declared

Officer recommendation: Refuse

The planning application had been called into Plans Committee by

Councillor P Pennington, Ward Member for Monkleigh and Putford and states: -

I wish to call this in if the decision maker is minded to refuse the application. The key NDTLP policy is DM24: Rural Settlements. Particularly para 13.133. Housing will be provided to meet local need. The applicants are contributing to the local economy and have had difficulty obtaining their own home.

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

The Chair opened the application to a debate and the Committee were invited to ask questions.

Councillor C Leather started the debate by expressing his opinions on why this application should be granted. He quoted extracts from the NPPF and the Rural Housing Network on how this application complies with certain policies and is a Rural Exception Site and moved a recommendation to grant the application. Councillor K Hepple agreed with the comments made and seconded the recommendation.

The Development Manager clarified points raised concerning garden land and explained how the application would not comply with DM24 as it is in the Countryside and not a rural settlement. He also advised for the application to be granted, evidence of an exceptional need would have to be identified.

Councillor C Leather added to his recommendation that a S106 agreement be added that it is a local need dwelling in perpetuity. In response to queries, the Development Manager gave policy advice on self-builds, rural exception sites, local needs housing and tied housing.

It was advised that if Members were minded to tie this then it had to relate to policy and the Development Manager explained the reasons for this. He also advised that due to being outside the rural settlement area, and if approved, there could be a risk of legal implications.

It was proposed by Councillor C Leather, seconded by Councillor K Hepple that the application be granted.

A recorded vote was taken.

| <b>Councillor</b> | <b>For</b> | <b>Against</b> | <b>Abstain</b> |
|-------------------|------------|----------------|----------------|
| Cllr D Bushby     | X          |                |                |
| Cllr K Hames      | X          |                |                |

|                  |   |   |  |
|------------------|---|---|--|
| Cllr K Hepple    | X |   |  |
| Cllr C Leather   | X |   |  |
| Cllr R Lock      |   | X |  |
| Cllr H Thomas    | X |   |  |
| Cllr C Wheatley  | X |   |  |
| Cllr J Whittaker | X |   |  |

**(Vote: For – 7, Against – 1, Abstentions - 0)**

**Resolved:**

**That the application be Granted subject to the wording of the conditions being delegated to Officers in conjunction with the Chair and Vice Chair.**

A statement from Councillor P Pennington, Ward Member for Monkleigh and Putford was read out in support of the application. Jessica Burford-Redgrove, applicant, spoke in support of the application.

(b) Application No. 1/1069/2023/FUL

The following Councillors had attended the virtual site visit listed below:

D Bushby, P Hames, K Hepple, C Leather, R Lock, C Wheatley and J Whittaker

The recording was forwarded to Councillors H Thomas and D Smith who did not attend the virtual site visit.

Application No. 1/1069/2023/FUL - Change of use of redundant railway buildings to 3no. holiday units with extension to North elevation and relocation of phone kiosk for use as pocket museum and canopy with sign

- Bideford Station, Station Hill, Bideford.

Interests: Councillor H Thomas was pre-determined therefore left the table and took no part in the discussion or vote.

Officer recommendation: Grant

The planning application had been called in by Councillor H Thomas due to:

- Concerns over converting a building with such local

importance, both from a heritage aspect and also if the railway were ever to be re-opened.

- Change to roof structure with insertion of patent glass.
- Platform railings not in keeping.
- Loss of amenity to general public in terms of access.
- Lack of 'public benefits'

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

The Chair opened the application to a debate and the Committee were invited to ask questions.

Further information was provided by the Development Manager and Planning Officer on concerns regarding:

- Current use of the building
- Railway line
- The phone box
- Materials for the extension/north elevation
- Visual impact - solar panel and roof light
- Waste collection
- Parking
- Access entrance to the site from the busy main road

During the debate Members expressed their views and it became apparent that most Members were in support of the application.

The Planning Officer advised that following the re-consultation of this application no objections had been received.

It was proposed by Councillor C Leather, seconded by Councillor K Hepple that the application be granted.

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 H Thomas    |     |         |         |
| Cllr C Wheatley  | X   |         |         |
| Cllr J Whittaker | X   |         |         |

**(Vote: For – 6, Against – 1, Abstentions - 0)  
Resolved:**

**That the application be Granted.**

Councillor H Thomas, Ward Member for Bideford East, spoke against the application.

Jerry Kent, agent, spoke in support of the application.

Richard Brend, applicant, spoke in support of the application.

(c) Application No. 1/0092/2024/OUT

The following Councillors had attended the virtual site visit listed below:

D Bushby, P Hames, K Hepple, C Leather, R Lock, C Wheatley and J Whittaker

The recording was forwarded to Councillors H Thomas and D Smith who did not attend the virtual site visit.

Application No. 1/0092/2024/OUT - Outline application for 1no. local needs dwelling with all matters reserved - Building And Land At Grid Reference 241585 113902, Newton St Petrock, Devon.

Interests: None declared

Officer recommendation: Refuse

The planning application had been called into Plans Committee by Councillor C Cottle-Hunkin, Ward Member for Shebbear and Langtree and states: -

I am calling in the decision in support of this application because it is for a local need. The young couple grew up in Newton St Petrock and would now like to raise their family in the same community, around a support network of other family members.

The location of the proposed dwelling is not in the open countryside but would fit in well adjoining a small settlement of properties at Newton St Petrock Cross. There is a small derelict shed currently on the site which would be removed as part of the application.

The location is also perfect for them in terms of school transport as it is on the pre-existing bus routes to the local primary and secondary schools which the children would attend, as well as having a public bus stop nearby.

The applicants are both working parents, with Mr Davey running his own carpentry business and both work locally providing for the

community. This is a great opportunity for them to build their family home together and I believe as a Council we should be supporting this type of application and opportunities which really help build our communities and help young people thrive.

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

The Chair opened the application to a debate and the Committee were invited to ask questions.

Councillor C Leather started the debate and moved to approve the application; Councillor K Hepple seconded the recommendation.

In response to a query, the Development Manager provided clarification on the Rural Exception site policy and the distance to services.

Throughout the meeting comments were made for the need of the new Local Plan.

Conditions were discussed and it was agreed, if the application were approved, that conditions would be delegated to officers in conjunction with the Chair and Vice-Chair.

Consideration to the size and scale of the property would be discussed at the reserves matters stage.

It was proposed by Councillor C Leather, seconded by Councillor K Hepple that the application be granted subject to the wording of the conditions being delegated to Officers in conjunction with the Chair and Vice Chair.

A recorded vote was taken.

| <b>Councillor</b> | <b>For</b> | <b>Against</b> | <b>Abstain</b> |
|-------------------|------------|----------------|----------------|
| Cllr D Bushby     | X          |                |                |
| Cllr K Hames      | X          |                |                |
| Cllr K Hepple     | X          |                |                |
| Cllr C Leather    | X          |                |                |
| Cllr R Lock       | X          |                |                |
| Cllr H Thomas     | X          |                |                |
| Cllr C Wheatley   | X          |                |                |
| Cllr J Whittaker  | X          |                |                |

**(Vote: For – unanimous)**

**Resolved:**

**That the application be Granted subject to the wording of the conditions being delegated to Officers in conjunction with the Chair and Vice Chair.**

Councillor C Cottle-Hunkin, Ward Member for Shebbear and Langtree, spoke in support of the application.

Sara Bridgman, applicant, spoke in support of the application.

8. APPEAL DECISIONS SUMMARY

*The Committee noted the Appeal Decisions.*

9. COSTS ON APPEALS

The Costs on appeals were noted.

10. DELEGATED DECISIONS - AGMB APPLICATIONS

**The Committee noted the Delegated Decisions.**

11. PLANNING DECISIONS

**RESOLVED**

**That the Planning decisions for the period 22.02.2024 – 28.03.2024 be noted.**

12. EXCLUSION OF PUBLIC

13. PART II - CLOSED SESSION

The meeting commenced at 9.30 am and closed at 11.15 am

Chair:

Date: