

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at Virtual - Online meeting on Wednesday, 12th August, 2020 at 10.00 am

PRESENT: Members:

Councillor Mackie (in the Chair)

Councillors Fowler, Gubb, Knight, Leaver, Ley, Prowse, D. Spear, L. Spear, Tucker and Yabsley

Officers:

Solicitor (DH), Lead Planning Officer (South) (JW), Senior Planning Officer (MB), Planning Officer (RB) and Planning Officer (SE)

83. VIRTUAL MEETINGS PROCEDURE - BRIEFING AND ETIQUETTE

Councillor Mackie took the Chair as Councillor Ley was experiencing IT technical difficulties and was unable to view the entire meeting.

Councillor Mackie as Chair outlined the virtual meeting procedure and etiquette to the Committee and attendees.

The Senior Corporate and Community Services Officer confirmed the names of those Councillors and officers present and advised that the applicant was present for planning applications 71577 and 71622.

84. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Chesters.

85. TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 8TH JULY 2020

RESOLVED that the minutes of the meeting held on 8 July 2020 (circulated previously) be approved as a correct record and signed by the Chair.

86. DECLARATION OF INTERESTS

There were no declarations of interest announced.

87. 71577: EXTENSION TO DWELLING, ST IVES, SILVER STREET, BRAUNTON, DEVON, EX33 2EN

The Committee considered a report by the Head of Place (circulated previously).

Councillor L. Spear, in her capacity as Ward Member, addressed the Committee.

Collette Hall (applicant) confirmed that she was present should the Committee have any questions.

The Solicitor confirmed although Councillor Ley was experiencing technical difficulties, as he had received the report and heard the presentation, he was therefore able to take part in the vote.

RESOLVED (unanimous) that the application be APPROVED as recommended by the Head of Place.

88. 71622: LISTED BUILDING CONSENT FOR EXTENSION TO DWELLING, ST IVES, SILVER STREET, BRAUNTON, DEVON, EX33 2EN

The Committee considered a report by the Head of Place (circulated previously).

Councillor L. Spear, in her capacity as Ward Member, addressed the Committee.

Collette Hall (applicant) confirmed that she was present should the Committee have any questions.

Councillor Ley advised that he had experienced technical difficulties during the consideration of this application and therefore would not take part in the vote.

RESOLVED (10 for, 0 against, 1 abstained) that the application be APPROVED as recommended by the Head of Place.

89. 71651: VARIATION OF CONDITION 2 (APPROVED PLANS) ATTACHED TO PLANNING PERMISSION 70927 TO ALLOW FOR AN AMENDED DESIGN, FREMINGTON, LITTLE KNIGHTACOTT FARM, LYDACOTT, BARNSTAPLE, DEVON, EX31 3QG

The Committee considered a report by the Head of Place (circulated previously).

Councillor Mackie, in her capacity as Ward Member, addressed the Committee.

In response, the Lead Planning Officer advised that the planning history contained within reports presented to the Committee would be widened further to enable the Committee have an understanding of applications previously submitted within the area.

In response to a further question, the Planning Officer (RB) advised that the previous use of the shed was for agricultural purposes but was no longer used. Policy DM27 referred to disused and redundant buildings and permitted the conversion of an agricultural barn or shed.

RESOLVED (unanimous) that the application be APPROVED as recommended by the Head of Place.

90. 71775: CONVERSION OF PART OF DOUBLE GARAGE TO PROVIDE ADDITIONAL LIVING ACCOMMODATION FOR A DISABLED DEPENDANT FAMILY MEMBER, 39 SHEARFORD CLOSE, BARNSTAPLE, DEVON, EX31 1AG

The Committee considered a report by the Head of Place (circulated previously).

The Senior Planning Officer (MB) advised that since publication of the agenda a consultation response had been received from Pilton West Parish Council who had recommended approval. A representation had also been received from the occupier of a property north west of the site who had expressed concerns regarding the location of the vent which faced their property. Discussion had taken place with the applicant, who had confirmed that the vent would be relocated to the front of the property and would provide an amended plan. Therefore the recommendation was subject to the receipt of an amended plan securing the relocation of the vent.

In response to a question, the Senior Planning Officer (MB) advised that two car parking spaces would still be retained and given the close proximity to the town this was considered to be sufficient. Any further erosion of the space for car parking would require planning permission.

Councillor Ley advised that he had experienced technical difficulties during the consideration of this application and therefore would not take part in the vote.

RESOLVED (10 for, 0 against, 1 abstained) that the application be APPROVED as recommended by the Head of Place subject to the receipt of an amended plan securing the relocation of the vent.

91. APPEALS REPORT

The Committee noted a report by the Head of Place (circulated previously) regarding planning and enforcement appeal decisions received since those reported at the last meeting of the Committee.

In response to a question, the Lead Planning Officer updated the Committee on the work of the enforcement team and the strategy that had been put in place to catch up with site inspections that could not be undertaken during the lockdown and the technology that was now used to enable the team to be more proactive.

The Solicitor explained the circumstances in which costs may be awarded by the Planning Inspectorate in determining planning and enforcement appeals.

The Committee thanked the Planning and Enforcement teams for their work in continuing to provide an excellent service since lockdown.

92. RURAL SETTLEMENTS REPORT

The Committee considered and noted a report by the Head of Place (circulated previously) regarding an update on the position of preparing a supplementary planning document in relation to Rural Settlements.

In response to questions, the Lead Planning Officer advised that the list of community facilities as detailed in Policy DM24 had been prepared jointly with Torridge District Council. The list could be amended as part of a future review of the Joint Local Plan. A frequently asked questions document had been considered at the last meeting of the Joint Local Planning Working Group, which would be published on the Council's website. A copy would be circulated to the Committee. A report would be presented to a future meeting of Council regarding the commencement of the review of the Joint Local Plan.

Chair

The meeting ended at 11.38 am

NOTE: These minutes will be confirmed as a correct record at the next meeting of the Committee.