

NORTH DEVON COUNCIL

Minutes of a meeting of the PLANNING COMMITTEE held at the Rugby Club, Barnstaple on Wednesday 10th January 2018 at 10.00 a.m.

PRESENT: Members:

Councillor Ley (Chair)

Councillors Bonds, Crabb, Chesters, Edmunds, Flynn, Lane, Moore, Prowse, Spear, Tucker, Wood, Worden and Yabsley.

Also Present:

Councillors Haywood and Tucker.

Officers:

Chief Planning Officer, Lead Planning Officers (JW and RP), Senior Planning Officers (TB and SH), Solicitor (DH), Service Lead - Housing Market Balance (JJ) and Senior Corporate and Community Services Officer (BT).

88 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Croft and Fowler.

89 MINUTES

RESOLVED that the minutes of the meeting held on 13th December 2017 (circulated previously) be approved as a correct record and signed by the Chairman.

90 ITEM BROUGHT FORWARD BY THE CHAIRMAN

(a) Joint Local Plan Inquiry

The Chief Planning Officer advised that the re-convened Joint Local Plan inquiry hearing sessions would be held on 16th and 17th January 2018 at the Cedars Inn, Barnstaple and that Members and the public were welcome to attend. The hearing sessions would focus on the revised housing trajectory and five year housing land supply and on a number of sites, in particular strategic allocations. It was anticipated that a report would be received shortly after the conclusion of the hearing.

91 DECLARATIONS OF INTEREST

The following declaration of interest was announced:

Councillor Moore Planning application 62187: Disclosable pecuniary interest as his son lived in the area and was an objector.

92 58133: OUTLINE APPLICATION FOR TWO AFFORDABLE DWELLINGS & ONE OPEN MARKET DWELLING (AMENDED PLANS)(AMENDED DESCRIPTION)(AMENDED SITE PLAN), LAND OFF WHITESTONE LANE, KNOWLE, BRAUNTON, EX33 2ND

The Committee considered a report by the Chief Planning Officer (circulated previously – now appended).

Councillor Liz Spear (Braunton Parish Council representative), Martin Wild (objector), Mr Willmer (objector) and Mark Pine (applicant) addressed the Committee.

Councillor Prowse declared a personal interest as Councillor Liz Spear was his sister.

The Service Lead (Housing Market Balance) advised the Committee that Discounted Sale properties were sold directly through the developer to the new owner at a Discounted Price. The Discounted Price applied depended upon the Parish that the properties were located within. For the Parish of Braunton, the Discounted Price was based on 4 times the household income which was £120,000 for this area. The purchaser would own 100% of the property. The equivalent percentage of Open Market Value would be set in perpetuity. The properties would be advertised and allocated via Help to Buy South West. All types of people were registered on Help to Buy South West and could purchase the property provided they have a Housing Need with a local connection and are able to pay a deposit of approximately £10,000-£20,000 and, if necessary, obtain a mortgage. There are 99 households on the housing register for the Braunton parish in need of affordable housing. This figure does not include those people with a local connection who have moved away because they could not afford to purchase a property in the parish. Only one in seven households register on the housing register and so the actual number of people in need of Affordable Housing is likely to be significantly higher. Local connection would apply to these properties. The first cascade would apply to the parish of Braunton, second cascade to the adjoining parishes and third cascade to the whole of North Devon Council's area.

In response to a question, the Service Lead (Housing Market Balance) advised that for those households on a lower income, the purchase of a Discounted Sale property may not be an option. The options of renting or shared ownership may be more appropriate.

Councillor Spear declared a personal interest as Councillor Liz Spear was his wife.

In response to a question, the Chief Planning Officer advised that the Highways Authority had been re-consulted; however despite the Planning Officer following up, no response had been received. He advised that the Planning Officer could discuss with the applicant the option of extending the

frontage of the site to include an additional passing bay as part of the reserved matters application for the site

RESOLVED (8 for, 5 against) that the application be APPROVED as recommended by the Chief Planning Officer subject to the inclusion of a condition requiring the two Affordable Dwellings to be occupied on or before the occupation of the Open Market Dwelling.

93 **ADJOURNMENT OF MEETING**

RESOLVED that the meeting be adjourned to enable a five minute comfort break.

RESOLVED that the meeting be re-convened to consider the remaining business.

94 **62547: CONVERSION OF BUILDING TO FORM LOCAL NEEDS DWELLING (AMENDED DESCRIPTION), THE RELAY STATION, BISHOPS NYMPTON, SOUTH MOLTON, EX36 3QU**

The Committee considered a report by the Chief Planning Officer (circulated previously – now appended).

Mr Golding (applicant) addressed the Committee.

In response to a question, the Chief Planning Officer reported that following the decision made by the Committee on 10th May 2017, legal advice had been sought regarding the wording of the minutes. As a result the Head of Legal had advised that the application was required to be presented back to the Committee for consideration.

RESOLVED (12 for, 1 against) that the application be APPROVED for the following reasons:

- (a) the application provided a local needs dwelling;
- (b) it improved a virtually redundant building;
- (c) it was considered that the application was a conversion of a building that provided a dwelling on a brownfield site which outweighed the Highways Authority objections.

Subject to a section 106 Agreement restricting the occupation as (a) above and subject to conditions delegated to the Chief Planning Officer.

95 **64075: PRIOR APPROVAL FOR CHANGE OF USE OF AGRICULTURAL BUILDINGS TO THREE DWELLING HOUSES (CLASS Q(AB)), PARK FARM, LOWER PARK ROAD, BRAUNTON, EX32 2LQ**

The Committee considered a report by the Chief Planning Officer (circulated previously – now appended).

In response to a question, the Lead Planning Officer (RP) confirmed that visibility from the entrance to the site had been considered as part of this application and that the visibility splay was satisfactory. He confirmed that the roof light and rear wall windows had obscured glazing and a condition could be considered to ensure these windows were non-opening.

RESOLVED (unanimous) that the application be APPROVED as recommended by the Chief Planning Officer subject to delegated authority being given to the Chief Planning Officer to include a condition requiring the roof lights/windows to be non opening if such a condition does not contravene building regulations.

96 **62187: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 149 RESIDENTIAL UNITS INCLUDING VEHICULAR ACCESS, LANDSCAPING, OPEN SPACE, DRAINAGE, INFRASTRUCTURE AND ALL ASSOCIATED DEVELOPMENT (SOME MATTERS RESERVED) (AMENDMENTS), LAND ADJACENT TO WESTACOTT GRANGE, WESTACOTT, BARNSTAPLE**

Councillor Moore declared a disclosable pecuniary interest in the above application and left the meeting.

The Committee considered a report by the Chief Planning Officer (circulated previously – now appended).

The Lead Planning Officer (JW) advised that letters had been sent to the neighbours to notify that the application would be considered at this meeting and that the matter to be dealt with related to increasing the level of section 106 contributions. She reported the receipt of a further letter of representation received since the publication of the agenda from Mr H. Brooke, which had been circulated to Members of the Committee. She summarised the letter and addressed the points raised therein. She also reported the receipt of a further letter of representation from Barwood Land, a copy of which had been included within the circulated committee report.

Hilary Brooke (objector), Nick Mathews (on behalf of Barwood Land) and Graham Fincham (on behalf of the applicant) addressed the Committee.

Councillor Haywood (adjoining Ward Member) addressed the Committee.

Councillor Mathews addressed the Committee as Devon County Council Member.

In response to comments and questions raised, the Lead Planning Officer (JW) advised that the Council was aware of the status of the North Devon Link road project. Local plan policy BAR01 required the primary access to the site to be provided at the Landkey junction and the developer would provide £0.66m as part of the section 106 agreement. BAR01 included the provision of two alternative access arrangements into Whiddon Valley. The Planning Authority's role was to ensure that BAR01 was deliverable. The play park was in the ownership of North Devon Council and a decision had not yet been made by the Executive to sell the land. She advised that the decision of the Committee on 10th May 2017 requested that condition 2 be amended to remove reference to the illustrative plans which included the open space provision. The Committee may consider it would be beneficial to include reference to the illustrative plans within condition 2 to confirm the outline layout of the site. A condition could be imposed to include reference to the masterplan for the site and routing of the road. The section 106 would include the requirement for the highway and pavements to a specification and adoptable standard from Westacott Road to the eastern site boundary. The trigger points for the delivery of infrastructure would be included within the conditions delegated to the Chief Planning Officer. She referred to the information previously presented to the Committee on 10th May 2017 in relation to the provision of open space which had been supported by the Parks team. The provision of dog bins could be secured by conditions. As it was an outline application, there were a number of reserved matters. The design measures along the existing park included the provision of a two metre high bank and planting, which would be considered as part of the reserved matters. The application from Barwood Land would deliver the provision of a new roundabout and this application delivered the secondary access.

The Chief Planning Officer advised that the application had been accompanied by an air quality statement. He read to the Committee the latest drafting of the section 106 agreement in relation to the provision of the multi-use games area.

RESOLVED (11 for, 1 abstained) that the application be APPROVED as recommended by the Chief Planning Officer subject to a section 106 securing the Heads of Terms referred to in the original report as amended by the update report and with delegated authority being given to the Chief Planning Officer in consultation with the Ward Member and adjoining Ward Member to finalise the wording and clauses to be included in the section 106 agreement; to apply the draft conditions and such other conditions delegated to the Chief Planning Officer required to address issues within the report including the reinstatement of reference to the illustrative plans in condition 2 and the provision of dog bins.

Chairman

The meeting ended at 12.28 p.m.

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