

**NORTH DEVON COUNCIL**

Minutes of a meeting of the PLANNING COMMITTEE held at the Rugby Club, Barnstaple on Wednesday 14<sup>th</sup> February 2018 at 10.00 a.m.

PRESENT: Members:

Councillor Ley (Chair)

Councillors Chesters, Crabb, Croft, Edmunds, Fowler, Lane, Moore, Prowse, Spear, Wood, Worden and Yabsley.

Officers:

Chief Planning Officer, Lead Planning Officer (JW), Planning Officer (MP), Solicitor (DH) and Senior Corporate and Community Services Officer (BT).

**97 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bonds, Flynn and Tucker.

**98 MINUTES**

RESOLVED that the minutes of the meeting held on 10<sup>th</sup> January 2018 (circulated previously) be approved as a correct record and signed by the Chairman.

**99 ITEMS BROUGHT FORWARD**

The Chairman advised that a date for site inspections to be undertaken by the Committee and the scheduled date for the meeting to be held in May 2018 would be discussed at the end of the meeting.

**100 DECLARATIONS OF INTEREST**

The following declarations of interest were announced:

Councillor Chesters            Planning application 64109: Personal interest as the agent was her architect.

Councillor Worden            Planning application 64109: Personal interest as he knew the applicant.

**101**      **64085: RESERVED MATTERS APPLICATION FOR ERECTION OF DWELLING TO INCLUDE APPEARANCE, LANDSCAPING, LAYOUT & SCALE (OUTLINE PLANNING PERMISSION 59288 FOR ERECTION OF ONE OPEN MARKET DWELLING), LAND OFF LONG LANE, ASHFORD, BARNSTAPLE, EX31 4BT**

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

Linda Lomas (objector), Neville Stannikk (objector), Jane Moss (objector) and Peregrine Mears (agent) addressed the Committee.

In response to a question from the Committee, the agent confirmed that water would be discharged under ground using a traditional septic tank to be provided on the site.

RESOLVED (unanimous) that the application be APPROVED subject to conditions as recommended by the Chief Planning Officer and to:

- (a) the Chief Planning Officer being delegated authority to liaise with Devon County Council Lead Flood Authority to ensure that the details of the submitted drainage scheme fully address the concerns raised at the Committee by the public and is thereafter approved on that basis;
- (b) the Blue Atlas Cedar tree adjacent to the site entrance being retained.

**102**      **64109: RELOCATION OF QUINCE HONEY FARM, WEST FORD TRACK PAST ALLER CROSS GARAGE, SOUTH MOLTON, EX36 3RF**

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

Mark Cornelius (objector), John Woodward (agent) and Ian Wallace (applicant) addressed the Committee.

Councillor Yabsley advised that if the application was approved, it would give him the opportunity as a Devon County Council Member to seek additional funding for the lengthening of the existing public footpath from South Molton to the site.

Councillor Chesters declared a personal interest as the agent had previously worked as her architect.

RESOLVED (unanimous) that the application be APPROVED subject to conditions as recommended by the Chief Planning Officer.

**103**      **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.

**104**      **64317: CHANGE OF USE OF BUILDING TO FORM RESTAURANT TOGETHER WITH INTERNAL & EXTERNAL ALTERATIONS, FORMER HERITAGE CENTRE, QUEEN ANNES WALK, THE STRAND, BARNSTAPLE, EX31 1EU.**

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

The Chief Planning Officer recommended an additional condition seeking the details of any extraction equipment to be submitted to and approved in writing by the Local Planning Authority prior to the extraction equipment being installed to meet the requirements of Environmental Health.

Peregrine Mears (agent) and Paul Rhodes (applicant) addressed the Committee.

RESOLVED (unanimous) that the application be APPROVED as recommended by the Chief Planning Officer subject to an additional condition requiring the details of any extraction equipment to be submitted to and approved in writing by the Local Planning Authority prior to the extraction equipment being installed unless an appropriate scheme is submitted and agreed beforehand.

**105**      **64318: LISTED BUILDING APPLICATION FOR CHANGE OF USE OF BUILDING TO FORM RESTAURANT TOGETHER WITH INTERNAL & EXTERNAL ALTERATIONS, FORMER HERITAGE CENTRE, QUEEN ANNES WALK, THE STRAND, BARNSTAPLE, EX31 1EU**

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

RESOLVED (unanimous) that the application be APPROVED as recommended by the Chief Planning Officer.

**106**            **DATES OF MEETINGS**

(a)    Planning Committee – May 2018

The Chairman advised that the Rugby Club was not available as a venue for the meeting of the Committee scheduled in May 2018, therefore the Committee needed to consider whether to change the date of the meeting.

RESOLVED that the meeting of the Committee scheduled in May 2018 be changed from 9<sup>th</sup> May 2018 to 16<sup>th</sup> May 2018.

(b)    Planning Committee site inspections

The Chief Planning Officer advised of three site inspections that would need to be undertaken by the Committee prior to the next meeting of the Committee.

RESOLVED that the Committee undertake site inspections on the morning of Thursday 8<sup>th</sup> March 2018.

Chairman

The meeting ended at 11.48 a.m.

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