

NORTH DEVON COUNCIL

Minutes of a PLANNING COMMITTEE Site Inspection held on site on Monday 6th August 2018 at 2.15 p.m.

PRESENT: Members:

Councillor Ley (Chairman)

Councillors Bonds, Chesters, Croft, Edmunds, Fowler, Gubb, Lane, Leaver, Spear, Worden and Yabsley.

Officers:

Senior Planning Officer (JM), Senior Corporate and Community Services Officer (BT) and Corporate and Community Services Admin Assistant (GT).

32 APOLOGIES FOR ABSENCE

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

33 DECLARATIONS OF INTEREST

There were no declarations of interests announced.

34 64652: INSTALLATION OF A 5MW FLEXIBLE ELECTRICITY GENERATION FACILITY (FEGF) (ADDITIONAL INFORMATION), HALSINGER FARM, BRAUNTON, EX33 2NL.

Also Present:

Mr S. Manning (applicant)

Mr P. Verso (agent)

Councillor B. Bunyard (Braunton Parish Council)

The Committee received the following statement from the Senior Corporate and Community Services Officer:-

“Any observations which are made during the course of this site visit by Members of the Planning Committee are limited to those issues identified by the Planning Committee of North Devon District Council.

Such observations are made after viewing the site and on the basis of the limited information available on site.

Any such observations are not, nor should they be taken as an indication that the application is acceptable or unacceptable. A full presentation and

consideration of all the planning issues will be made when the matter was determined by the Planning Committee.”

The Senior Planning Officer briefly outlined the application (circulated previously).

The Committee:-

- Assembled at the entrance to the Field and noted the locations of the main access road to the site, the area of environmental enhancement and the proposed community orchard area and compound.
- Noted the proposed location of the Flexible Electricity Generation Facility (FEGF) and the maximum height of structures on site to be limited to a maximum of 4m for the tanks, 2.5m for the container buildings, 2.4 for the distribution network buildings, and a maximum height of 3m for proposed fencing.
- Noted that Shirmart Park was the closest settlement to the site and was 190m away.
- Confirmed that the route taken to arrive on-site would be the main access route, and noted that the access to the site would be widened by 3m.
- Noted that the colour of the proposed tanks would be green in colour, and that the fences would be a timber exterior, but that these proposals could be changed or adjusted as required.
- Noted the proposed compound would extend 50m from the gate access.
- Noted that the foundations for the containers would be placed underground.
- Noted that work to the site would be done via cut and fill approximately 15m from the site entrance with a steady incline up to the works of approximately 1.8m in height. The tank of 4.25m in height would be in addition to the 1.8m rise in height. The excavation materials would be used to fill on-site.
- Noted that the proposed run-off drains would be permeable gravel-based drains, and would follow already present run-off drainage systems, with 2 drains being installed at the entrance of the site and one drain being installed on the main site before the cut away area.
- Noted that the trees surrounding the site were outside of the boundary and should be preserved, and further noted that there would be a small boundary between the trees and site that would contain additional planting.
- Walked up down the lane of the main access road, onto the public footpath and into a field at the back of Winsham Farm overlooking the site and local housing, in order to view the site from a main public vantage point.
- Noted the undulations and landscape looking towards the site.
- Noted the location of Shirmart Park which consisted of 23 properties.

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- Noted that a noise assessment had been produced and measured the noise levels, and that the nearest points were acceptable to Environmental Health.
- Noted that the connection point was located 2km as the crow flies and 2.3km via road network.

The Planning Committee agreed to not view the Connection Point to the site as they didn't feel it was relevant in relation to the application.

The Committee requested that the following information be made available at the Planning Committee on 8th August 2018:

- Further details on the noise generation of the proposed FEGF, as details of the cooling packs were missing from the initial noise assessment.

Chairman

The meeting ended at 3:15 p.m.

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