

NORTH DEVON COUNCIL

Minutes of a PLANNING COMMITTEE Site Inspection held on site on Friday 7th September 2018 at 9.00 a.m.

PRESENT: Members:

Councillor Ley (Chairman)

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

Officers:

Planning Officers (TB & JM), Corporate and Community Services Officer (AD) and Corporate and Community Services Admin Assistant (GT).

42 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Fowler, Prowse and Worden.

43 DECLARATIONS OF INTEREST

The following declaration of interest was announced:

Councillor Yabsley Item 5 Planning applications 64059, 64060, 64061, 64062 and 64063– personal interest as the applicant and the agent were known to him.

44 64843: ERECTION OF A LOCAL NEEDS DWELLING, LAND NORTH OF THE SHIPPEN, MILLTOWN, BARNSTAPLE.

Also Present:

Mr J. Jeffery (applicant)

Mrs J. Jeffery (applicant)

Councillor C. Spear (Marwood Parish Council)

The Committee received the following statement from the 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 Planning Officer briefly outlined the application (circulated previously).

The Committee:-

- Assembled at the entrance to the Field and noted the proposed location of the dwelling on the site.
- Noted that the current proposed site was further away from the main settlement to mitigate concerns Environmental Health had regarding the closeness of the donkeys.
- Noted the distance of the proposed dwelling as being 500 metres from the main settlement but the distance to the village name signpost and speed sign was considerably less.
- Noted that the proposed materials to be used in the finish of the proposed dwelling as natural stone on the front with render to the rear and natural slate roof tiles.
- Noted that the property that could be viewed beyond the boundary was a converted barn dwelling and the owners had four donkeys on the land.
- Walked up to the access point to the site which leads onto the B3230.
- Noted that the visibility of the road could be improved by bringing back the hedge on each side of the access.
- Noted that the Highways Authority had concerns with the visibility onto the B3230 and that an average speed survey would need to be carried out.
- Noted the access to the sheds where the donkeys were kept from a vantage point on the B3230.

The Committee requested that the following information be made available at the Planning Committee on 12th September 2018:

- Confirmation of the number of donkeys housed at the property known as The Shippen.
- Confirmation that the distance of 500 metres to the settlement was correct.

45 64059, 64060, 64061, 64062, and 64063 RETROSPECTIVE APPLICATION FOR SITING OF FOUR CONCRETE PADS AND ERECTION OF TWO MOBILE POULTRY HOUSES WITH TWO FEED SILOS, OAKLANDS POULTRY FARM, EAST ANSTEY.

Also present:

Ms D Sturla (agent)
Councillor D Barber (Vice Chairman East Anstey Parish Council)

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

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

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The Committee:-

- Stopped on the Two Moors Way road and from this vantage point noted the position of the chicken sheds across the valley
- Noted the site access onto the B3227
- Traversed down the track to the gated site entrance to the sheds
- Noted the brooder sheds
- Noted the green shelters placed around the field which provided shelter for the chickens from the sun
- Noted the position of the nearest residential property
- Noted that a landscaping plan was to be submitted and that native species would be used around the site to encourage the chickens to forage
- Noted the site boundary of the Poultry farm which extended to 65 acres
- Noted that there were no plans to extend beyond the line of the existing sheds
- Noted the field beyond the boundary of the Oaklands Poultry farm where four open market residential dwellings were proposed in Blackerton, as shown on the Planning Officer’s plan
- Left the site to visit Blackerton
- Noted the location of the proposed open market dwellings at Blackerton in relation to the boundary of the Poultry farm

The Committee requested that the following information be made available at the Planning Committee on 10th October 2018:

- The confirmed distance of the proposed new open market dwellings in Blackerton to the poultry units.

Chairman

The meeting ended at 13:30 p.m.

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