



## Public Document Pack

North Devon Council  
Brynsworthy Environment Centre  
Barnstaple  
North Devon EX31 3NP

K. Miles  
Chief Executive.

### **PLANNING COMMITTEE**

A meeting of the Planning Committee will be held in the Barnstaple Rugby Club Main Room - Barnstaple Rugby Club on **WEDNESDAY, 9TH MARCH, 2022 at 10.00 am.**

**(NOTE: A location plan for the Rugby Club is attached to the agenda front pages)**

**NOTE:** Please note that copies of letters of representation have been placed on North Devon Council's website and are also available in the Planning Department.

**ALSO:** A break at lunchtime may be taken at the discretion of the Committee dependent upon the speed of progress of determining the planning applications on the agenda.

**PARKING:** Please note that the Rugby Club is a pay and display car park (£1.70 all day). Other nearby car parks are located at Mill Road Car Park (adjacent to the Rugby Club – 40p per hour, maximum stay 3 hours), Fairview (£1.70 all day) or Rolle Quay (£1.10 per hour for 1 – 4 hours. 5 hours - £5.60, 6 hours - £6.80, 7 hours - £8.00, 8 hours - £9.20).

Members of the Planning Committee

Councillor Ley (Chair)

Councillors Chesters, Crabb, Davies, Fowler, Gubb, Jenkins, Leaver, Mack, Mackie, Prowse, D. Spear, L. Spear, Tucker and Yabsley

### **AGENDA**

7. 74592: Land to the West of Portmore Golf Course (known as Mount Sandford Green) Barnstaple, Devon (Pages 7 - 8)

Notice of an application to modify a planning obligation under Regulation 3 of the T & C P (modification of planning obligations) Regulations 1992 in respect of applications 54923, 59666 and 60487 Mixed use development comprising 250 dwellings together with 2.8 HA Innovation Park. Report by the Lead Planning Officer (Majors) (attached).

**If you have any enquiries about this agenda, please contact Corporate and Community Services, telephone 01271 388253**

**NOTE: Pursuant to Part 3, Annexe 1, paragraph 3 of the Constitution, Members should note that:**

*"If a Member:*

- (a) Arrives at a meeting during the consideration of an item; or*
- (b) Leaves a meeting at any time during the consideration of an item;*

*They shall not:*

- (i) propose or second any motion or amendment; or*
- (ii) cast a vote*

**REGISTERING TO SPEAK**

- If you wish to address the Planning Committee you should contact the Committee Administrator in advance of the Committee on 01271 388253 or speak to them just before the meeting commences.

**WHAT HAPPENS AT COMMITTEE?**

- The Chairman will introduce himself/herself
- The Planning Officer will present his/her report
- The Chairman will call out the names of individuals who have registered to speak
- Speakers will be **restricted to 3 minutes each** (which is timed and beeped). **A maximum of six supporters and six objectors of the application may speak at committee.** The applicant or agent and representative of the parish council may also speak at committee.
- ***Once public participation has finished, the Planning Officer will be given the opportunity to respond or to clarify any points that have arisen from the public participation exercise***
- The Members of the Committee shall then debate the application (**at this point the public shall take no further part in the debate**)

**WHEN SPEAKING**

- State clearly your name, who you are representing and whether you are supporting or objecting to the application
- Speak slowly, clearly and loud enough for everyone to hear you, and direct your comments to the Chairman and the Committee
- Try to be brief, avoid being repetitive, and try to prepare what you want to say beforehand.

**WHAT HAPPENS NEXT?**

- ***A record of the decisions taken at the meeting is produced (known as the "minutes of the meeting")***
- The minutes of the meeting are published on the Council's Website:  
[www.northdevon.gov.uk](http://www.northdevon.gov.uk)



**APPOINTMENT OF SUBSTITUTE MEMBERS  
AT MEETINGS OF THE PLANNING COMMITTEE**

In accordance with the North Devon Council Constitution, a Member or Leader or Deputy Leader of a Political Group, appointing a substitute shall notify the Proper Officer of the name of his/her substitute. **Notification by a Member purporting to be a substitute Member will not be accepted.**

In the case of a substitution to the Planning Committee, the substitute Member shall sign and lodge this certificate with the Corporate and Community Support Manager confirming the acceptance of the appointment and that they have completed all Planning training modules provided to Members.

**DATE OF PLANNING COMMITTEE: ..... [Insert date]**

For completion by Member of the Planning Committee requiring a substitute

I, Councillor..... [print name], hereby declare that I appoint  
Councillor ..... [insert name of substitute Member] to substitute for  
me at the above mentioned meeting of the Planning Committee:

[signature]..... [date].....  
**OR**

For completion by Leader/Deputy Leader of a political group nominating a substitute

I, Councillor..... [print name of group Leader/Deputy Leader],  
hereby declare that I appoint Councillor ..... [insert name of  
substitute Member of same political Group] to substitute for Councillor  
.....[insert name] at the above mentioned meeting of the Planning  
Committee.

[signature]..... [date].....  
**AND**

For completion by substitute Member accepting appointment of substitute

I, Councillor ..... [print name], hereby confirm that I  
accept the appointment of Substitute for the above mentioned Planning Committee and  
hereby confirm that I have undertaken all appropriate Planning training modules in  
relation to the same.

[signature]..... [date].....

**NOTE: FORM TO BE COMPLETED AND RECEIVED BY CORPORATE AND COMMUNITY SUPPORT  
PRIOR TO THE COMMENCEMENT OF THE MEETING**

## **North Devon Council protocol on recording/filming at Council meetings**

The Council is committed to openness and transparency in its decision-making. Recording is permitted at Council meetings that are open to the public. The Council understands that some members of the public attending its meetings may not wish to be recorded. The Chairman of the meeting will make sure any request not to be recorded is respected.

The rules that the Council will apply are:

1. The recording must be overt (clearly visible to anyone at the meeting) and must not disrupt proceedings. The Council will put signs up at any meeting where we know recording is taking place.
2. The Chairman of the meeting has absolute discretion to stop or suspend recording if, in their opinion, continuing to do so would prejudice proceedings at the meeting or if the person recording is in breach of these rules.
3. We will ask for recording to stop if the meeting goes into 'part B' where the public is excluded for confidentiality reasons. In such a case, the person filming should leave the room ensuring all recording equipment is switched off.
4. Any member of the public has the right not to be recorded. We ensure that agendas for, and signage at, Council meetings make it clear that recording can take place – anyone not wishing to be recorded must advise the Chairman at the earliest opportunity.
5. The recording should not be edited in a way that could lead to misinterpretation or misrepresentation of the proceedings or in a way that ridicules or shows a lack of respect for those in the recording. The Council would expect any recording in breach of these rules to be removed from public view.

### **Notes for guidance:**

Please contact either our Corporate and Community Services team or our Communications team in advance of the meeting you wish to record at so we can make all the necessary arrangements for you on the day.

For more information contact the Corporate and Community Services team on **01271 388253** or email [memberservices@northdevon.gov.uk](mailto:memberservices@northdevon.gov.uk) or the Communications Team on **01271 388278**, email [communications@northdevon.gov.uk](mailto:communications@northdevon.gov.uk).

The Barnstaple Rugby Club full address is: Barnstaple RFC, Pottington Road, Barnstaple, EX31 1JH.

At the traffic lights at the end of Rolle Street on the B3149 turn either left or right onto Mill Road according to the direction that you are travelling from. Follow the road along and turn right onto Pottington Road.

The Rugby Club is located on your left. Please note that the Rugby Club is a pay and display car park (£1.70 all day). Other nearby car parks are located at Fairview (£1.70 all day) or Rolle Quay (£1.10 per hour for 1 – 4 hours. 5 hours - £5.60, 6 hours - £6.80, 7 hours - £8.00, 8 hours - £9.20).



1.03.22



**Delivery Statement for Mount Sandford Green.**  
*'Modern Living Naturally'*

The site has proved extremely popular with purchasers due to the exciting design and has won the pride in the job award with NHBC and Highly Commended: Best High Volume New Housing Development by LABC for the innovative design ideas and energy efficient dwellings built.

This application seeks to provide the comfort of the delivery on the remaining phases at Mount Sandford Green. The initial two phases, now completed, have provided the client with the reassurance in the Local market to date, to commit them to a detailed application for the remainder of the residential phases.

'Buy in' to the Mount Sandford Green product has not been limited to purchasers from outside the North Devon area. Approximately 75% of homes are owned by people from the North Devon area which is a testament. This frees up existing stock in the locality for others to climb on to the housing ladder and is clear evidence that this development is meeting local housing market needs. It is also worth noting that the design ethos at MSG is not influencing the viability of the proposal. The review of the Viability Appraisal by Plymouth City council proved this; what is key about Mount Sandford Green is that it is offering something different to that found in Devon, including properties that areas 30% better in thermal performance at a competitive value to that found on other residential new build sites.

The applicant has already shown it's commitment to the site and supporting the community needs by acquiring additional land to facilitate the enlarged Portmore roundabout. It has also committed to provide a link through the site to this roundabout. Neither of which were required by the original outline and both of which come at considerable cost.

It is with this confidence in Mount Sandford Green that this 175-unit Reserved Matters application (submitted parallel to the Deed of Variation) has been submitted.

The proposals seek to vary the layout of Phases 2c and 3 to provide a more appropriate design and layout together with concluding the remaining Residential phases. Please note the following Phase 3

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onwards these have a greater proportion of 2/3 bed starter homes together with smaller open market flats; this and provides a balanced housing mix across the development as a whole.

The submission of these two planning applications sought to provide continuity on site and therefore the delivery of the remainder of the site is as follows:

- Phase 2c Orchard Green 6 OM dwellings commence work April/May 2022 complete end 2022 early 2023.
- Phase 3 Sycamore Green and Copper Beech Way, which comprises of 24 affordable homes and 24 OM will commence Oct/Nov 2022 and complete Jan 2024.
- Phases 4-6 will follow on these dates as per the delivery infrastructure plan in application number 74379.

As you can imagine these dates are all subject to reserved matters and review of viability being granted on 9<sup>th</sup> March 2022 and also subject to any change to market conditions.

Unlike a major housebuilder this is the only residential site the applicant is seeking to deliver. The applicant is a local householder in the area for over 100 years; employing local trades and direct local staff for the construction of Mount Sandford Green. Therefore, it is everyone's best interests to expediate the construction of this development.

Whist there is an obvious acknowledgement of the reduction of the Affordable Housing provision from 30% to 20% this still equates to 48 affordable homes in the proposal with half of then delivered by Jan 2024. The applicant has been working closely with a RSL to make sure all the housing sizes and design are up to the latest standards, as soon as planning permission is granted then we have permission we move things forward with them.

To conclude, should planning permission be granted in March 2022 the applicant will be continuing immediately with Phases 2c and 3 at Mount Sandford Green.