



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 on **WEDNESDAY, 8TH MARCH, 2023 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

2. To approve as a correct record the minutes of the meetings held on 8th February 2023 (attached) and 3rd March 2023 (attached) (Pages 7 - 10)

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



**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 or the Communications Team on **01271 388278**, email 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).



28.02.23

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at Meeting to commence 10.30 am at Wesley House, North Street, South Molton on Friday, 3rd March, 2023 at 10.30 am

PRESENT: Members:

Councillor Ley (Chair)

Councillors Davies, Jenkins, Leaver, Mackie, Prowse, D. Spear, L. Spear, Tucker and Yabsley

Officers:

Service Manager (Development Management) and Senior Planning Officer

Also Present:

Councillors Henderson and Worden

125. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Chesters, Gubb and Mack.

126. DECLARATION OF INTERESTS

There were no declarations of interest announced.

127. 75731: WESLEY HOUSE NORTH STREET SOUTH MOLTON DEVON EX36 3AW

The Senior Planning Officer addressed the Committee and advised of the following:

- The dwelling, Wesley House, was within a conservation area but was not listed
- Wesley House was owned by the Church to which it was attached.
- The House was not in use to the condition of the building.
- The stone wall to the front of the property would remain.
- There would be two parking spaces for the new dwellings.
- The new dwellings would have a similar footprint and roof shape to the original house.
- The rear garden would be split to provide some garden for the new dwellings, and a portion would be retained for use by the church (current owners).

In response to questions, the Committee were advised:

- Conditions could be considered to require the use of the existing stone and/or similar materials on the new dwellings.
- Wesley House had been constructed with some porous stone, and had no insulation. There were issues with damp, damaged roof and the foundations (which were in need of underpinning).

The Committee were shown the following:

- The view of the front of the building from the front parking area
- The view of the property from the rear garden.
- The garage building which would be demolished to provide spaces for bin storage.
- The side of the church building.
- The boundaries of the plot to the rear.

Councillor Leaver arrived at 10:40am

128. ADJOURNMENT OF MEETING

RESOLVED that it being 10:45am the meeting be adjourned and reconvene at 11:30am on site at the second location: Land at Glebeland Villas, Bishops Nympton.

Councillors D Spear and L Spear left the meeting (10:45am)

129. 73784: LAND AT GLEBELAND VILLAS BISHOPS NYMPTON
SOUTH MOLTON DEVON EX36 4PT

The Service Manager (Development Management) addressed the Committee.

The Service Manager (Development Management) advised of the following:

- The application was for two bungalows. These would not be 'affordable housing' but be unrestricted dwellings.
- The application had originally been for three dwellings.
- The land was owned by North Devon Council (NDC). The applicant was North Devon Homes (NDH). The applicant would be leasing the land from NDC. The Authority's Property Manager would be attending the Committee meeting when the application would be considered.
- The garages had been vacant for a number of years due to safety issues regarding asbestos. Any parking currently on the site was unauthorised/informal.
- The existing bus shelter (near plot one) would be replaced.
- The bench would remain in situ.
- A total of 17 garages would be removed and the new plan provided 15 formal parking spaces. Although approximately 30 parking spaces were on site at present these were informal and no permission was in place for a number of these spaces.

- There would be a layby providing short term parking – which could be used by carers/visitors

The Committee viewed the following locations:

- Plot one: the ten garages to be demolished.
- The proposed dwelling would be built in the area where garages 20 and 21 were currently.
- The location of the seven proposed formal car parking spaces, along the kerbside.
- The four spaces at the end of the current row of garages. These would remain in place. These were on land already owned by NDH.
- The location of plot two. There were currently seven garages on this plot. A block of three to the left- and across the corner were a further four.
- The committee were directed through a space between these two rows of garages to the property behind. From there, the Service Manager (Development Management) showed the committee the boundary of the new plot.
- The end of the road which was a hammer-head area in which vehicles could turn.

In response to questions from the Committee, the Service Manager (Development Management) advised:

- The time allowed to park in the layby could be set under conditions
- No assessment had been undertaken to check on the number of local residents who had carers who would need to use the space.

A representative from Bishops Nympton Parish Council was invited by the Chair to comment. The representative stated that the informal parking spaces were used to capacity and that delivery vehicles had nowhere to turn around, and had to reverse back up the road.

Chair

The meeting ended at 11.57 am

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

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