

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at Site inspection on Friday, 4th October, 2019 at 10.00 am

PRESENT: Members:

Councillor Ley (Chair)

Councillors Davies, Gubb, Lane, Leaver, Mackie, D. Spear and L. Spear

Officers:

Development Management Officer, Devon County Council, (PY), Planning Officer, (JM) and Corporate and Community Services Officers, (AD and GT)

Also Present:

Peter James, Chairman of Combe Martin Parish Council, Christine Wyer, Councillor Combe Martin Parish Council and Mr Andrew Bates, Applicant.

21. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Chesters, Fowler, Knight, Tucker and Yabsley.

22. DECLARATION OF INTERESTS

There were no declarations of interests.

23. 10.00 AM (APPROX.) 70265: RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM DWELLING (CLASS USE C3) TO BED & BREAKFAST (CLASS USE C1), LION HOUSE, VICTORIA STREET, COMBE MARTIN, ILFRACOMBE, DEVON, EX34 0LZ

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 Head of Place in consultation with the Chair of the Planning Committee and the Ward Member of Members of the area where the application site is located, as set out in Part 3, Annexe 2 of the North Devon District constitution.

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 Committee considered the reasons for the site inspection as outlined by the Planning Officer (circulated previously), those being:

- To consider the highway impacts of the development
- To observe the context of the development in relation to the road network access onto Kiln Lane and the A399

The Planning Officer briefly outlined the application (circulated previously), advising that this was for a retrospective application for change of use from a dwelling (Use Class C3) to Bed and Breakfast (Use Class C1). The Planning Officer’s plan showed the floor print of the property and confirmed there had been no external changes to the property. The carpark used by the property was situated to the west of the property.

The Development Management Officer, Devon County Council, advised the Committee of the objections Development Management Highways had, namely that the increased vehicular movements would be significant, inadequate visibility from and emerging vehicles, gradient of the lane and lack of pedestrian footpath.

In response to a question about ownership and access rights to the carpark the Applicant responded that his property owned five spaces on the far right hand side of the carpark, and highlighted another five spaces allocated for the sole use of the nearby properties.

In response to a question about how many properties accessed Kiln Lane the Ward Member advised the Committee that it was eight.

The Applicant advised the Committee that he advocated to his guests that access to the carpark should be from Kiln Lane while to exit the site onto the A399 visitors should travel east, (a right turn out of the carpark) towards Olive plants that had been positioned to create screening at the front of Lion House.

The Development Management Officer confirmed Kiln Lane was an adopted road.

The Development Management Officer explained to the Committee that the retaining wall created the perception of less space and reduced the visibility accessing and exiting the A399.

The Committee then departed on foot from the carpark and walked up the lane towards the property to observe the exit onto the A399 and noted the visibility.

The Committee then traversed down the lane to the western access from the A399 noting the gradient of the lane as they walked. The Committee observed the visibility of accessing this right- hand turn into Kiln Lane from the A399.

In response to a question on recorded incidents at the location, the Highways Officer advised there were none but the Inspector had stated that this didn't detract from the potential dangers.

In response to a question on whether line markings could help the Highways Officer replied there was nothing that could be changed to improve the situation.

The Committee requested the following information be available at the Planning Committee on Wednesday 9th October 2019:

- The full report for a previous appeal decision on application 58748
- The Outline of the carpark
- Confirmation on the number of properties that used Kiln Lane

Chairman

The meeting ended at 10.31 am

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