

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at To meet at Queen Elizabeth II Car Park, Tews Lane, Roundswell, EX31 2JU. For item 5 please meet at the designated location as per the attached plan. on Monday, 27th June, 2022 at 2.00 pm

PRESENT: Members:

Councillor Ley (Chair)

Councillors Chesters, Davies, Mack, Mackie, Prowse and Tucker

Officers:

Senior Planning Officer (RB), Corporate and Community Assistant (GT)

35. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Fowler, Gubb, D. Spear and L. Spear.

36. DECLARATION OF INTERESTS

The following declarations of interest were announced:

Councillor Tucker declared a pecuniary interest in item 73208, as he knew the agent..

Councillor Prowse declared a personal interest in item 73208, as the applicant was a constituent.

37. 73208 FORMER CLAY PITS, TEWS LANE, BICKINGTON, DEVON

Also present: Mr M. Steart (Agent), Councillor S. Kingdom, representing Fremington Parish Council.

The Committee received the following statement from the Corporate and Community Admin Assistant:

“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, 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.”

Councillor F. Tucker re-declared a pecuniary interest and took no part in this site inspection..

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

- To consider the issues surrounding the access to the proposed site
- To consider the visual impact of the site on neighbouring properties

The Senior Planning Officer briefly outlined the application (circulated previously), noting the objections raised by Devon County Council (DCC) Highways regarding the access to the proposed development and that they were limited to concerns regarding the visibility either side of the access point opposite Shallow Fields Road.

The Committee:

- Arrived on site at the car park, located to the south of the proposed site.
- Walked down Tews Lane from the car park to the proposed access point of the site.
- Walked west along the proposed access road, noting the boundary edges either side of the road. It was further noted that the Former Clay Pits had been closed approximately twenty years, and that prior to the closure, the road had been used to access the Clay Pits.
- Continued down the access road towards Footpath 17, noting the large concrete passing point along the road prior to Footpath 17.
- Walked along the northern path of Footpath 17, noting the boundaries of the site along the northern and western edge bordering Higher Gorse Road.
- Walked along Higher Gorse Road to note the proposed drainage and the boundary along the northern side of the proposed site. The Committee also noted the spacing of the existing housing.
- Viewed the access road from the garden of 5 Higher Gorse Road, and noted the impact of the road overlooking the garden.
- Returned to the car park via Higher Gorse Road.

In response to a question as to who owned the hedge rows and boundary fence along either side of the access road, the Senior Planning Officer advised that the northern side of the access road (the hedgerows) were not owned by the developer, but that the boundary fences along the south of the access road were owned by the developer.

In response to a question as to whether or not the access could be changed from the old access road and moved to Higher Gorse Road, the Senior Planning Officer advised that a land dispute currently prevented the access from being changed from the existing old road to Higher Gorse Road instead.

The Committee requested the following information for consideration at Planning Committee:

- Was Footpath 17 always present and formalized prior to the Clay Pits opening, or was it established at a later date, and how does it impact any Rights of Way for the proposed development.

38. 75131: TREE BEECH RURAL ENTERPRISE PARK, GUNN, BARNSTAPLE, EX32 7NZ

Also present: Councillor Lane (Ward Member), Mr M. Steart (Agent), Mr R. Huxtable (Applicant), Councillor S. Clarke representing Goodleigh Parish Council.

Councillor Chesters left the meeting.

The Committee received the following statement from the Corporate and Community Admin Assistant:

“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, 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 Senior Planning Officer (circulated previously), those being:

- To consider the visual impact of the site on the surrounding area.
- To consider the concerns raised by DCC Highways.

The Committee:

- Arrived on site along Acorn Way, noting the southern and eastern boundaries of the site and the elevation levels and their impact on the surrounding area.
- Noted the proposed site from the eastern edge of Acorn Way.
- Noted the location of the proposed additional units, and the proposed access to the units.
- Walked east and then north along the boundary of Tree Beech Rural Enterprise Park, noting the proposed extension to the access along the eastern edge. The Committee also noted the distance of 50m from the eastern boundary being under the ownership of the applicant, and planting locations along the eastern boundary.
- Walked north to observe the northern aspect of the proposed development, and noted the distance of 20m from the northern boundary being under the ownership of the applicant.
- Viewed the proposed development from Hawks Way/Larks Way.

In a response to a question as to whether or not the land around the proposed unit extensions would be excavated, the Senior Planning Officer advised the Committee on the proposed levelling work that would be required in order to flatten out the land along Acorn Way in order to build the unit extensions.

In response to a question as to the purpose of the additional proposed parking along the eastern boundary, it was noted by the Agent that the intention was for it to provide overfill and additional car-parking arrangements.

In response to a question as to what landscaping was planned for the northern aspect of the proposed development, the Senior Planning Policy Officer advised that no landscaping was taking place.

Chair

The meeting ended at 6.00 pm

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