

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at Barnstaple Rugby Club on Wednesday, 13th December, 2023 at 10.00 am

PRESENT: Members:

Councillor Lane (Chair)

Councillors Bulled, Denton, Haworth-Booth, R Knight, Prowse,
L. Spear, Walker, Whitehead and Williams

Officers:

Service Manager (Development Management), Lead Planning Officer
(North), Solicitor and Planning Officer (CR)

49. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bishop, Davies, C. Leaver and Maddocks.

50. TO APPROVE AS CORRECT RECORDS THE MINUTES OF THE TWO MEETINGS HELD ON 8 NOVEMBER 2023 (ATTACHED).

RESOLVED that the minutes of the meetings held on 8 November 2023 (circulated previously) be approved as correct records and signed by the Chair subject to Councillor Bulled being removed from the list of attendees at the site inspection on 8th November 2023 (at 1pm).

51. ITEMS BROUGHT FORWARD WHICH IN THE OPINION OF THE CHAIR SHOULD BE CONSIDERED BY THE MEETING AS A MATTER OF URGENCY

There were no items brought forward which in the opinion of the Chair should be considered by the meeting as a matter of urgency.

52. DECLARATION OF INTERESTS

There were no declarations of interest received.

53. 77307: THE OLD FORGE, NEW STREET, CHULMLEIGH, DEVON. EX18 7BZ

The Committee considered a report by the Planning Officer (CR) regarding planning application 77307.

RESOLVED (unanimous) that the application be APPROVED as recommended by the Planning Officer (CR).

54. 77308: THE OLD FORGE, NEW STREET, CHULMLEIGH, DEVON. EX18 7BZ

The Committee considered a report by the Planning Officer (CR) regarding planning application 77308.

RESOLVED (unanimous) that the application be APPROVED as recommended by the Planning Officer (CR).

55. 77911: QUEEN STREET / BEAR STREET CAR PARK, BARNSTAPLE, DEVON.

The Committee considered a report by the Lead Planning Officer (North) regarding planning application 77911.

The Lead Planning Officer (North) reported that:

- Following the publication of the agenda, outstanding consultee responses had been received from Environmental Health and Devon County Council Highways Authority. Neither had raised an objection to the scheme.
- Devon County Council Highways Authority were satisfied with the previous layout and traffic assessment. The Highways Authority had considered the Road Safety Audit and raised no objection subject to some minor amendments being made which would be secured outside of the planning application and through a section 278 legal agreement.
- The consultation period ended on 14 December 2023, and therefore it was recommended that the application be delegated to the Head of Planning to approve as detailed in the report subject to the plans listed in condition 2 being amended to include reference to the road safety audit.

In response to questions of the Committee, the Lead Planning Officer (North) advised the following:

- The barrier between Queen Street and Bear Street car parks would be removed so that it became a single car park.
- The existing entrances and exits on Bear Street and Queen Street would remain. This would allow for the distribution of the traffic network rather than the traffic being concentrated on a single entrance and exit.
- The layby on Alexandra Road no longer formed part of this planning application and it was proposed that the entrance and exit would be directly off of Alexandra Road.
- The provision of electric vehicle charging points had been approved previously by the Committee.

In response to a question, Councillor Prowse in his capacity as Lead Member for Regeneration, Economic Development and Planning advised the Committee that as part of the Future High Street fund scheme, the provision of a new Western Power substation would be provided which would future proof the supply of electric vehicle charging points and would give the ability to add further charging points. It was also requested that when works were undertaken by the Council or Devon County Council, that the road junction at Bear Street be re-lined as it was dangerous and causing confusion to both drivers and pedestrians.

RESOLVED (unanimous) that the application be DELEGATED TO THE HEAD OF PLANNING TO APPROVE as recommended by the Lead Planning Officer (North) subject to condition 2 being amended to include reference to the road safety audit.

56. APPEAL REPORT

The Committee considered and note the appeal report by the Senior Planning Support Officer (circulated previously).

The Service Manager (Development Manager) advised that there were no planning and enforcement appeal decisions to consider. The letter from the Planning Inspectorate in relation to Land at Back Lane, Chulmleigh had been circulated to provide an explanation for their comments at paragraph 10 of their appeal decision.

57. TO CONSIDER IF ANY PLANNING SITE INSPECTIONS ARE REQUIRED AND TO AGREE THE REASON(S) AND DATE(S) FOR THOSE INSPECTIONS TO BE HELD.

There were no Planning Site Inspections required.

Chair

The meeting ended at 10.23 am

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