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

K. Miles
Chief Executive.

PLANNING COMMITTEE

A Planning Committee Site Inspection meeting will be held on **WEDNESDAY, 8TH NOVEMBER, 2023 at 1.00 pm.**

NOTE: Please assemble at Brynsworthy Environment Centre, by 12.50 pm. Please wear appropriate footwear.

Members of the Planning Committee

Councillor Davies (Chair)
Councillor Lane (Vice-Chair)

Councillors Bishop, Bulled, Crabb, Denton, Haworth-Booth, R Knight, C Leaver, Maddocks, Prowse, L. Spear, Walker, Whitehead and Williams

AGENDA

1. Apologies for absence
2. Declaration of Interests

Please telephone the Corporate and Community Services team to prepare a form for your signature before the meeting. Interests must be re-declared when the item is called. A declaration of interest under the Code of Conduct will be a Disclosable Pecuniary Interest, an Other Registrable Interest or a Non-Registrable Interest. If the item directly relates to your interest you must declare the interest and leave the room for the item, save in the case of Other Registrable Interests or Non-Registrable Interests where you may first speak on the item as a member of the public if provision has been made for the public to speak. If the matter does not directly relate to your interest but still affects it then you must consider whether you are affected to a greater extent than most people and whether a reasonable person would consider your judgement to be clouded, if you are then you must leave the room for the item (although you may speak as a member of the public if provision has been made for the public to speak) or, if you are not, then you can declare the interest but still take part).

3. To agree the agenda between Part 'A' and Part 'B' (Confidential Restricted Information)

PART A

4. (approx. 1:00pm.) **76293: Land South of A39 Brynsworthy, Barnstaple, Devon, EX31 3QQ** (Pages 3 - 8)
Outline application for up to 450 dwellings including

access (appearance, landscaping, layout & scale reserved) - EIA development (Further information as requested by Regulation 25 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017). Report by Lead Planning Officer (Major Applications)(attached).

PART B (CONFIDENTIAL RESTRICTED INFORMATION)

Nil.

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

Note: copies of representations received relating to planning applications are available to view on the web, linked to the associated planning application record - www.northdevon.gov.uk

PLANNING SITE INSPECTION GOOD PRACTICE	
Do try to attend site visits organised by the Council where possible	Don't hear representations from the applicant or third parties
Do ensure that you treat the site inspection only as an opportunity to seek information and to observe the site	Don't express opinions or views to anyone
Do ask questions or seek clarification of matters which are relevant to the site inspection	Don't visit a site on your own, even in response to an invitation, unless you have spoken to the Planning Department.



North Devon Council: Planning Site Inspection Summary

Application Number: 76293

Site Inspection date/time: Wed 8th November 2023 at 1:00pm

Site/Application address:

Land South of A39

Brynsworthy

Barnstaple

Devon

EX31 3QQ

Application detail: Outline application for up to 450 dwellings including access (appearance, landscaping, layout & scale reserved) - EIA development (Further information as requested by Regulation 25 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017)

Planning officer: Mrs J. Meakins

Location Plan attached: Y

Location of meeting point identified on plan: Y

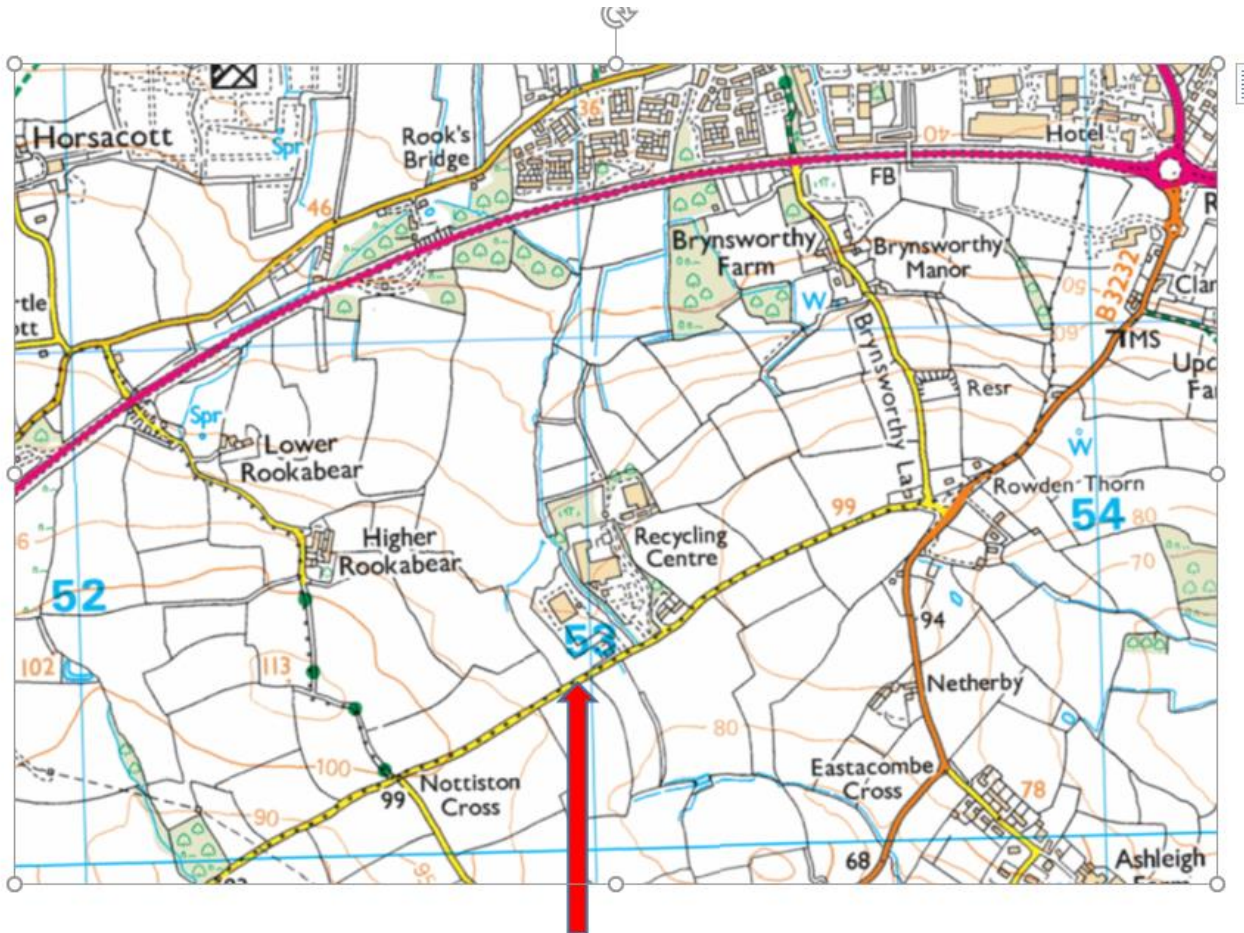
Details for location of meeting point (eg parking/access): Parking available at BEC but please car share where possible. Wellington Boots or walking boots are advised.

Itinerary for Inspection:

1. Start at Southern site entrance
2. Descend through fields to the south to view site
3. Return to BEC for either viewing of Drone footage in Barum Room or car share to view southern fields/access location/northern link to Roundswell.

Plans

OS Plan:

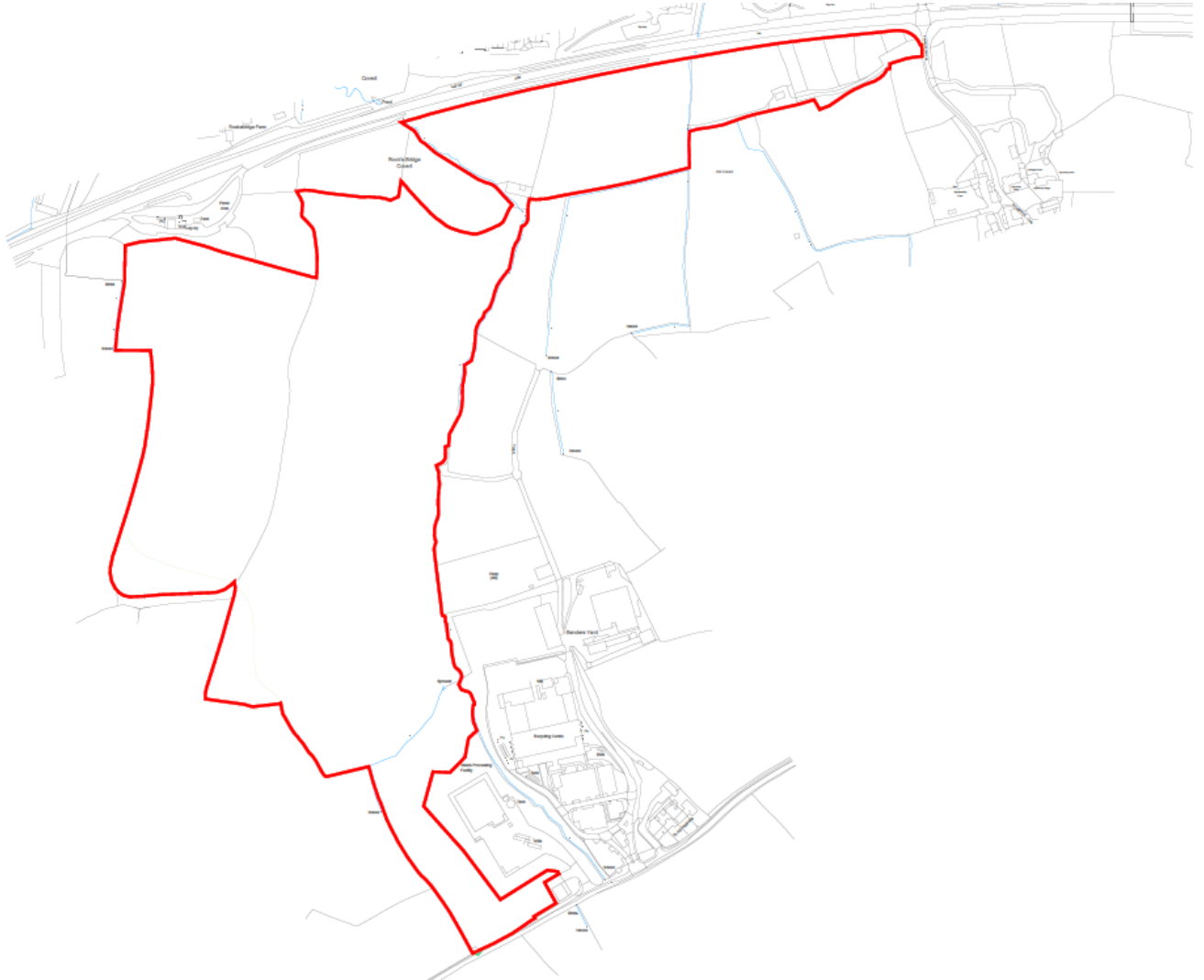


Meeting to start at 1pm at this location

(please meet at 12:50pm in the BEC car park before proceeding to site together)



Site Location Plan:





Aerial Plan of site:





To be completed by Corporate and Community Services:

Reason for site inspection:

Requested at Planning Committee of (date): 9th August 2023

Minute extract from Planning Committee as above:

- 24. **To consider if any Planning Site Inspections are required and to agree the reason(s) and date(s) for those inspections to be held.**

Minutes:

The Committee noted that a site visit would be required for application 76293 Land South of A39 Brynsworthy. This would be arranged as soon as the application was at the required stage.

Councillor Leaver declared a Discloseable Pecuniary Interest as her husband was employed to provide a technical report for the applicant on application 76293.

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