

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at Barnstaple Rugby Club on Wednesday, 5th June, 2024 at 10.00 am

PRESENT: Members:

Councillor Davies (Chair)

Councillors Bishop, Bulled, R Knight, Lane, C Leaver, Maddocks, Prowse, L. Spear, Walker, Whitehead and Williams

Officers:

Service Manager (Development Management), Legal Advisor, Planning Officer and Senior Planning Officer

21. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Denton and Haworth-Booth.

22. TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 1ST MAY 2024

RESOLVED that the minutes of the meeting held on 1 May 2024 (circulated previously) be approved as a correct record and signed by the Chair.

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

(a) Order of Agenda

The Chair advised that item 8 (planning application 78488) would be considered prior to item 6 (planning application 77028) on the agenda.

24. DECLARATION OF INTERESTS

The following declaration of interest was announced:

Councillor Lane Planning application 78375, non registerable interest as the owner of the site was known to him.

25. 78488: RUNNYMEADE GARDENS WILDER ROAD ILFRACOMBE DEVON

The Committee considered a report by the Planning Officer (BC) (circulated previously) regarding planning application 78488.

The Planning Officer (BC) reported the receipt of a consultation response from Ilfracombe Town Council, who were supportive of the proposals, which had been received since the publication of the agenda.

In response to questions from the Committee, the Planning Officer (BC) advised the following:

- It was anticipated that the proposed new cavity retaining wall would replicate the existing wall using traditional stone. It would be a stone facing wall.
- The costs of the works were not a material planning consideration.

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

- That a sample of the stone could be requested with delegated powers being given to the Service Manager to discharge the condition.
- The Property Team would go out to tender for the construction works and the works would be carried out by an approved contractor.

Councillor Williams (in her capacity as Ward Member) addressed the Committee.

RESOLVED (unanimous) that the application be APPROVED as recommended by the Planning Officer (BC) subject to condition 3 being amending to include a pre-commencement condition requesting stone sample panel to be provided and that power be delegated to the Service Manager (Development Management) in consultation with the case officer to discharge the condition in consultation with the Ward Member.

26. 77028: CASTLE INN, BLAKES HILL ROAD, LANDKEY

Councillor Prowse arrived.

The Committee considered a report by the Planning Officer (DJ) (circulated previously) regarding planning application 77028.

The Senior Corporate and Community Services Officer read out statements to the Committee on behalf of Mr and Mrs Waldron (supporters) and Steve Shepherd (objector).

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

- The Noise Management Plan (NMP) would include a number of monitoring checks. Other monitoring would also be undertaken as part of other legislation in terms of the licensing and noise.

- Conditions could only included if they met the tests of being reasonable and enforceable.
- An informative note could be included requesting the landlord or supervisor notify neighbours prior to events taking place.
- The NMP had been produced by an acoustic professional and there was a more positive relationship between the acoustic professional and the applicant. If there was a breach of the NMP, this would be a condition of the planning permission therefore enforcement action could be taken.
- The NMP included that no incidental music, ambient music will be played in the dining spaces. She read out the approach as detailed on page 18 of the agenda.

Councillor Lane addressed the Committee in his capacity as Ward Member.

RESOLVED (unanimous) that the application be APPROVED as recommended by the Planning Officer (DJ) subject to the following:

- (a) Condition 1 being removed.
- (b) Condition 3 being amended to “The use of the beer garden, dining structure, Smoke house and BBQ structure hereby approved be carried out strictly in accordance with the submitted Noise Management Plan received in February 2024”;
- (c) That an Informative Note be included on the decision notice requesting that the landlord notify adjoining neighbours of live music events prior to events taking place.

27. 78375: LAND AT SOUTH VIEW, BRATTON FLEMING

The Committee considered a report by the Senior Planning Officer (JJ) (circulated previously) regarding planning application 78375.

Councillor Lane re-declared his non registerable interest and left the meeting during the consideration thereof.

The Senior Corporate and Community Services Officer read out a statements to the Committee on behalf of Barry Darroch-Plant (objector).

In response to questions from the Committee, the Senior Planning Officer (JJ) advised the following:

- The proposal would result in the net gain of one parking space. One parking space would be lost in the communal area, with two to be provided adjacent to the dwelling.
- Condition 6 had been brought forward from the previous planning permission to retain the existing trees and hedgebank to the northern and eastern boundary of the application site.

Councillor Prowse addressed the Committee in his capacity as Ward Member.

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

28. APPEAL REPORT

The Committee noted that no appeals had been received since the date of the previous Committee meeting.

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

The Chair reminded the Committee of the annual site inspections taking place on the morning of Wednesday 26 June 2024 and the formal site inspection taking place on the afternoon of the 26 June 2024 in relation to planning application 76809.

Chair

The meeting ended at 11.05 am

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