

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at Barnstaple Rugby Club on Wednesday, 9th October, 2024 at 10.00 am

PRESENT: Members:

Councillor Davies (Chair)

Councillors Bishop, Bulled, Haworth-Booth, R Knight, Lane, C Leaver, Maddocks, Prowse, Walker and Whitehead

Officers:

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

60. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Denton, Spear and Williams.

61. TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETINGS HELD ON 4TH SEPTEMBER AND 13TH SEPTEMBER 2024.

RESOLVED that the minutes of the meetings held on 4 September 2024 and 13 September 2024 (circulated previously) be approved as correct records and signed by the Chair.

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

(a) Annual Planning Committee Site Inspections – 26 June 2024

The Chair reminded those Councillors that had attended the Annual Planning Committee site inspections on 26 June 2024 to provide feedback to the Service Manager (Development Manager), Lead Planning Officer and himself to enable a report to be produced and presented to a future Committee meeting.

(b) Boxphish Training for Councillors

The Chair reminded Councillors to complete the Boxphish training course modules in a timely manner, which was important as it was part of cyber security training. These modules were required to be completed on a monthly basis.

63. DECLARATION OF INTERESTS

The following declarations of interest were announced:

Councillor Bishop – planning application 79047: Non Registerable interest as the applicant was a friend.

Councillor Davies – planning applications 78876, 79096 and 79152: Disclosable Pecuniary Interest as the agent for the applications.

Councillor Haworth-Booth – planning application 78283: Other Registerable Interest as the applicant was representing the Friends of St James Church and he was the treasurer and secretary of the Friends of St James Church; and planning application 79047: Declared for transparency reasons as the applicant was a member of the same political group on the Council.

Councillor R. Knight - planning application 79047: Declared for transparency reasons as the applicant was a member of the same political group on the Council.

Councillor Lane – planning application 79047: Declared for transparency reasons as the applicant was a member of the same political group on the Council.

Councillor Maddocks – planning application 79047: Declared for transparency reasons as the applicant was a member of the same political group on the Council.

Councillor Prowse – planning application 79047: Declared for transparency reasons as the applicant was a member of the same political group on the Council.

64. 76857: LAND AT LEY LANE PATCHOLE BARNSTAPLE KENTISBURY EX31 4NB

The Committee considered a report by the Senior Planning Officer (SE) (circulated previously) regarding planning application 76857.

RESOLVED (unanimous) that the application be DEFERRED for a minimum of one committee cycle to allow for the consultation period to expire as recommended by the Senior Planning Officer (SE).

65. 79047: THE ROUNDHOUSE PORT CROSS SOUTH MOLTON DEVON EX36 4DX

The Committee considered a report by the Senior Planning Officer (SM) (circulated previously) regarding planning application 79047.

The Senior Planning Officer (SM) reported the receipt of one comment from the occupier of West Port since the publication of the agenda, which she read to the Committee.

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

- That the public right of way ran down the lane. The application did not affect the public right of way.
- The location of the proposed area for parking.
- No objections had been received and only one comment had been received from the occupier of West Port.

RESOLVED (9 for, 0 against and 1 abstained) that the application be APPROVED as recommended by the Senior Planning Officer (SM).

66. 78283: WATERGATE HIGH STREET SWIMBRIDGE DEVON

The Committee considered a report by the Planning Compliance Apprentice (circulated previously) regarding planning application 78283.

Councillor C. Leaver declared a disclosable pecuniary interest in this application as her husband worked for the agent and left the room during the consideration thereof.

The Service Manager (Development Management) advised that since the publication of the agenda, that the agent had confirmed that the name of the building was “Old School Room” and not “Watergate”. She also advised that there was a typographical error on page 69 of the report and that it should have stated that St James Church was a Grade 1 listed building and not Grade 2.

Councillor Haworth-Booth re-declared his other registerable interest and left the meeting prior to deliberations and the vote.

In response to a question, the Chair confirmed that the reason for the application being presented to the Committee was due to a Councillor working for the agent.

RESOLVED (unanimous) that the application be APPROVED as recommended by the Planning Compliance Apprentice.

67. 78876: BARTON FARM BARTON COURT ROAD FROM PAVINGTON CROSS TO BURREINGTON BURREINGTON UMBERLEIGH DEVON EX37 9JQ

Councillors Haworth-Booth and C. Leaver returned to the meeting.

Councillor Davies re-declared his disclosable pecuniary interests in planning applications 78876, 79096 and 79152 and left the meeting during the consideration of these applications.

Councillor Lane took the Chair for these applications.

The Committee considered a report by the Senior Planning Officer (RB) (circulated previously) regarding planning application 78876.

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

**68. 79096: BEDPORT POULTRY FARM BURREINGTON UMBERLEIGH
DEVON EX37 9LE**

Councillor Maddocks left the room and did not take part in the deliberations and vote.

The Committee considered a report by the Senior Planning Officer (SM) (circulated previously) regarding planning application 79096.

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

- That in relation to the “fall back position” and “betterments” for Class Q permissions that she would provide a presentation to the Committee meeting in November 2024.

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

**69. 79152: RIVERSIDE HOUSE NEWNHAM BRIDGE UMBERLEIGH
DEVON EX37 9EU**

Councillor Maddocks was not present for the consideration of this planning application.

The Committee considered a report by the Planning Officer (DJ) (circulated previously) regarding planning application 79152.

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

70. APPEAL REPORT

Councillors Davies and Maddocks returned to the meeting.

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

The Service Manager (Development Management) provided an update in relation to planning appeals 77084 and 77075.

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

- The Council could put in a claim for costs where the applicant was being unreasonable or the appeal had taken officers more time.
- The Council had submitted a joint response with Torridge District Council to a Government consultation on proposals to change national planning policy and other aspects of the planning system. Due to the number of responses submitted, Government had advised that the outcome of the consultation was expected by early 2025.
- That if any Parish Councils wished to receive a presentation on Class Q fallback permissions to contact her direct.

The Chair reminded Councillors that the next Parish Forum would be held on 27 November 2024 and asked Councillors to encourage their Parish and Town Councils to attend.

71. **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 to be undertaken by the Committee.

Chair

The meeting ended at 10.59 am

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