



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

K. Miles  
Chief Executive.

### **PLANNING COMMITTEE**

A meeting of the Planning Committee will be held in the Barnstaple Rugby Club on **WEDNESDAY, 12TH FEBRUARY, 2025 at 10.00 am.**

**(NOTE: A location plan for the Rugby Club is attached to the agenda front pages)**

**NOTE:** Please note that copies of letters of representation have been placed on North Devon Council's website and are also available in the Planning Department.

**ALSO:** A break at lunchtime may be taken at the discretion of the Committee dependent upon the speed of progress of determining the planning applications on the agenda.

**PARKING:** Please note that the Rugby Club is a pay and display car park (£2.50 all day). Other nearby car parks are located at Mill Road Car Park (adjacent to the Rugby Club – 1 hour - 60p, 2 hours - £1.20, 3 Hours - £1.80, maximum stay 3 hours), Fairview (£2.50 all day) or Rolle Quay (1 hour – £1.30, 2 hours - £2.20, 3 Hours - £3.30, 4 hours - £4.40, All day £6.00)

Members of the Planning Committee

Councillor Davies (Chair)

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

### **AGENDA**

1. Apologies for absence
2. To approve as a correct record the minutes of the meeting held on 4th December 2024 (Pages 9 - 14)
3. Items brought forward which in the opinion of the Chair should be considered by the meeting as a matter of urgency
4. 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).

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

## **PART A**

6. **76857: Land at Ley Lane, Patchole, Kentisbury, EX31 4NB** (Pages 15 - 50)  
Erection of open market dwelling (amended size, scale, siting and design) (amended description & plans). Report by Senior Planning Officer (attached).
7. **Exclusion of Press and Public and Restriction of Documents**  
RECOMMEND:

(a) that, under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item as it involves the likely disclosure of exempt information as defined by Paragraph 5 of Part 1 of the Schedule 12A of the Act (as amended from time to time), namely information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

(b) that all documents and reports relating to the item be confirmed as "Not for Publication".

## **PART B (CONFIDENTIAL RESTRICTED INFORMATION)**

8. **76857: Land at Ley Lane, Patchole, Kentisbury, EX31 4NB** (Pages 51 - 66)  
Erection of open market dwelling (amended size, scale, siting and design) (amended description & plans): To consider the confidential legal advice of Mr Timothy Leader, Barrister, St Johns Chambers Bristol (attached).
9. **Re-admittance of Public and Press**  
It is RECOMMENDED that the Public and Press be re-admitted to the meeting.

## **PART A**

10. **76857: Land at Ley Lane, Patchole, Kentisbury, EX31 4NB**  
Erection of open market dwelling (amended size, scale, siting and design)

(amended description & plans). Report by Senior Planning Officer (attached to item 6).

11. **79268: Broadlands Farm, Saunton Road, Braunton, Devon, EX33 1HG.**  
(Pages 67 - 102)  
Erection of 9 dwellings for Social Rent for residents of or those with a local connection to Braunton Parish. Report by Lead Planning Officer (Major Applications) (attached).
12. **79488: Riverside House, Newnham Bridge, Umberleigh, Devon, EX37 9EU**  
(Pages 103 - 112)  
Approval of details in respect of discharge of condition 4 (ground contamination) attached to planning permission 77868 (Demolition of existing workshop building (following approval for conversion ref 77597) and erection of a detached dwelling house along with new access, amenity space, car parking and landscaping (amended description)). Report by Planning Officer (attached).
13. **79320: Instow Marine Parade Lock-up Garages ,Marine Parade Car Park, Instow, Devon, EX39 4JA.** (Pages 113 - 132)  
Application under Regulation 3 of the T & C P General Regulations 1992 notification by North Devon Council for demolition of remaining garage structures and the upper section of the boundary wall together with rebuilding of the boundary wall & creation of 11 parking bays. Report by Senior Planning Officer (attached).
14. **79317: Tews Lane Sports and Community Centre, Tews Lane, Roundswell, Barnstaple, EX31 3WP** (Pages 133 - 160)  
Extension to changing facilities to provide additional storage area. Report by Planning Officer (attached).
15. **Appeal report** (Pages 161 - 174)  
To consider the report by the Planning Support Officer (attached).
16. **Planning Reform Working Paper: Planning Committees**  
Service Manager (Development Management) to report.
17. **To consider if any Planning Site Inspections are required and to agree the reason(s) and date(s) for those inspections to be held.**

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

**NOTE: Pursuant to Part 3, Annexe 1, paragraph 3 of the Constitution, Members should note that:**

*"If a Member:*

- (a) Arrives at a meeting during the consideration of an item; or*
- (b) Leaves a meeting at any time during the consideration of an item;*

*They shall not:*

- (i) propose or second any motion or amendment; or*
- (ii) cast a vote*

**REGISTERING TO SPEAK**

- If you wish to address the Planning Committee you should contact the Committee Administrator in advance of the Committee on 01271 388253 or speak to them just before the meeting commences.

**WHAT HAPPENS AT COMMITTEE?**

- The Chairman will introduce himself/herself
- The Planning Officer will present his/her report
- The Chairman will call out the names of individuals who have registered to speak
- Speakers will be **restricted to 3 minutes each** (which is timed and beeped). **A maximum of six supporters and six objectors of the application may speak at committee.** The applicant or agent and representative of the parish council may also speak at committee.
- ***Once public participation has finished, the Planning Officer will be given the opportunity to respond or to clarify any points that have arisen from the public participation exercise***
- The Members of the Committee shall then debate the application (**at this point the public shall take no further part in the debate**)

**WHEN SPEAKING**

- State clearly your name, who you are representing and whether you are supporting or objecting to the application
- Speak slowly, clearly and loud enough for everyone to hear you, and direct your comments to the Chairman and the Committee
- Try to be brief, avoid being repetitive, and try to prepare what you want to say beforehand.

**WHAT HAPPENS NEXT?**

- ***A record of the decisions taken at the meeting is produced (known as the "minutes of the meeting")***
- The minutes of the meeting are published on the Council's Website:  
[www.northdevon.gov.uk](http://www.northdevon.gov.uk)



**APPOINTMENT OF SUBSTITUTE MEMBERS  
AT MEETINGS OF THE PLANNING COMMITTEE**

In accordance with the North Devon Council Constitution, a Member or Leader or Deputy Leader of a Political Group, appointing a substitute shall notify the Proper Officer of the name of his/her substitute. **Notification by a Member purporting to be a substitute Member will not be accepted.**

In the case of a substitution to the Planning Committee, the substitute Member shall sign and lodge this certificate with the Corporate and Community Support Manager confirming the acceptance of the appointment and that they have completed all Planning training modules provided to Members.

**DATE OF PLANNING COMMITTEE: ..... [Insert date]**

For completion by Member of the Planning Committee requiring a substitute

I, Councillor..... [print name], hereby declare that I appoint  
Councillor ..... [insert name of substitute Member] to substitute for  
me at the above mentioned meeting of the Planning Committee:

[signature]..... [date].....  
**OR**

For completion by Leader/Deputy Leader of a political group nominating a substitute

I, Councillor..... [print name of group Leader/Deputy Leader],  
hereby declare that I appoint Councillor ..... [insert name of  
substitute Member of same political Group] to substitute for Councillor  
.....[insert name] at the above mentioned meeting of the Planning  
Committee.

[signature]..... [date].....  
**AND**

For completion by substitute Member accepting appointment of substitute

I, Councillor ..... [print name], hereby confirm that I  
accept the appointment of Substitute for the above mentioned Planning Committee and  
hereby confirm that I have undertaken all appropriate Planning training modules in  
relation to the same.

[signature]..... [date].....

**NOTE: FORM TO BE COMPLETED AND RECEIVED BY CORPORATE AND COMMUNITY SUPPORT  
PRIOR TO THE COMMENCEMENT OF THE MEETING**

## **North Devon Council protocol on recording/filming at Council meetings**

The Council is committed to openness and transparency in its decision-making. Recording is permitted at Council meetings that are open to the public. Members of the public that attend meetings must be aware that these meetings are open to the public and so therefore both individuals and the Council itself have the right to record the meeting. The Council understands that some members of the public attending its meetings may not wish to be filmed. The Chair of the meeting will make sure any request not to be filmed is respected.

The rules that the Council will apply are:

1. The recording must be overt (clearly visible to anyone at the meeting) and must not disrupt proceedings. The Council will put signs up at any meeting where we know recording is taking place.
2. The Chair of the meeting has absolute discretion to stop or suspend recording if, in their opinion, continuing to do so would prejudice proceedings at the meeting or if the person recording is in breach of these rules.
3. We will ask for recording to stop if the meeting goes into 'part B' where the public is excluded for confidentiality reasons. In such a case, the person recording should leave the room ensuring all recording equipment is switched off.
4. Any member of the public has the right not to be filmed. We ensure that agendas for, and signage at, Council meetings make it clear that recording can take place – anyone not wishing to be filmed must advise the Chair at the earliest opportunity to allow them to be directed to an area in the room where they will not be caught on camera. Subject to paragraphs 1, 2 and 3 above, audio recordings shall be permitted at all times during public meetings.
5. The recording should not be edited in a way that could lead to misinterpretation or misrepresentation of the proceedings or in a way that ridicules or shows a lack of respect for those in the recording. The Council would expect any recording in breach of these rules to be removed from public view.

### **Notes for guidance:**

Please contact either our Corporate and Community Services team or our Communications team in advance of the meeting you wish to record at so we can make all the necessary arrangements for you on the day.

For more information contact the Corporate and Community Services team on **01271 388253** or email [memberservices@northdevon.gov.uk](mailto:memberservices@northdevon.gov.uk) or the Communications Team on **01271 388278**, email [communications@northdevon.gov.uk](mailto:communications@northdevon.gov.uk).

The Barnstaple Rugby Club full address is: Barnstaple RFC, Pottington Road, Barnstaple, EX31 1JH.

At the traffic lights at the end of Rolle Street on the B3149 turn either left or right onto Mill Road according to the direction that you are travelling from. Follow the road along and turn right onto Pottington Road.

The Rugby Club is located on your left. Please note that the Rugby Club is a pay and display car park (£1.70 all day). Other nearby car parks are located at Fairview (£1.70 all day) or Rolle Quay (£1.10 per hour for 1 – 4 hours. 5 hours - £5.60, 6 hours - £6.80, 7 hours - £8.00, 8 hours - £9.20).



4.02.25