

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at location as per officer report on Wednesday, 26th June, 2024 at 2.00 pm

PRESENT: Members:

Councillor Davies (Chair)

Councillors Bishop, Crabb, Haworth-Booth, R Knight, Maddocks, Prowse, Spear and Williams

Officers:

Lead Planning Officer (Major Applications)

30. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bulled, Denton, Lane, C Leaver, Walker and Whitehead.

31. DECLARATION OF INTERESTS

There were no declarations of interest declared.

**32. 76809: LAND TO NORTH OF STATION ROAD WOOLACOMBE
DEVON EX34 7AX**

Also present:

Graham Townsend (Agent)

Councillor Malcolm Wilkinson (Ward Member for Morteohoe)

Daniel Bleasdale, Clerk of Morteohoe Parish Council

The Committee received the following statement from the Corporate and Community Services Officer:

Any observations which are made during the course of this site visit by Members of the Planning Committee are limited to those issues identified by the Planning Officer in consultation with the Chair of the Planning Committee and the Ward Members of the area where the application site is located, as set out in Part 3 Annexe 2 of the North Devon Council Constitution.

Such observations are made after viewing the site and on the basis of the limited information available. Any such observations are not, nor should they be taken as an indication that the application is acceptable or unacceptable. A full presentation and consideration of all the planning issues will be made when the matter was determined by the Planning Committee.

The Lead Planning Officer (Major Applications) addressed the committee and provided them with a paper copy of the location plan. She then advised of the following:

- The application was for 105 dwellings and the associated infrastructure
- The proposed access was via the southern boundary (from the B3343) with a right turn onto the site. Access would be via the location of the existing gate.
- The site covered the field in which the committee members were stood.
- The boundary of the site was shown and was for this one field only.
- There was an existing public right of way across the site.
- The full application would contain the full reports in respect of landscaping and bio diversity.
- It was proposed that 52 of the 105 dwellings would be affordable housing.
- Pedestrian access would be via the top of the site.
- The site was classed countryside and Fortescue was classed as a rural settlement but was not within the formal development boundary.
- DCC Highways had mentioned the lack of footway to Woolacombe from the access.
- Some hedgerow would be removed to open the visibility at the site entrance to the highway. Further details would be provided at the formal committee meeting.

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

- The site was designated as Countryside/SP07 (within the North Devon and Torridge Local Plan (NDTLP)).
- It was an area of 'pre-existing green space' within the Area of Natural Beauty (AONB) and designated 'Heritage Coast'.
- Full reports in relation to ecology, and hedgerow detail, would be presented within the full application when it is presented to Committee.
- The neighbouring site (alongside the boundary to the west) was also within the AONB.

Councillor Wilkinson (Mortehoe Ward Member) advised that the neighbouring development was not within the development plan.

In response to a question from the public, the Lead Planning Officer (Major Applications) advised that details of pavements would be included in the full application when presented to Committee.

In response to a question from the Committee, the Chair noted that the existing overhead cables appeared to remain in situ on the proposed plan.

Chair

The meeting ended at 3.15 pm

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