



## Public Document Pack

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 **FRIDAY, 13TH SEPTEMBER, 2024 at 12.00 pm.**

**NOTE: Please assemble at Land at Ley Lane, Patchole, Kentisbury**

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. (12 noon approx.) **76857: Land at Ley Lane, Patchole, Kentisbury. EX31 4NB** (Pages 3 - 6)

Erection of open market dwelling (amended size, scale, siting and design) (amended description &

plans). Report by the Senior Planning Officer (attached).

**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](http://www.northdevon.gov.uk)

<b>PLANNING SITE INSPECTION GOOD PRACTICE</b>	
<b>Do</b> try to attend site visits organised by the Council where possible	<b>Don't</b> hear representations from the applicant or third parties
<b>Do</b> ensure that you treat the site inspection only as an opportunity to seek information and to observe the site	<b>Don't</b> express opinions or views to anyone
<b>Do</b> ask questions or seek clarification of matters which are relevant to the site inspection	<b>Don't</b> 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: 76857**

**Site Inspection date/time: 13<sup>th</sup> September 2024**

Site/Application address:

Land at Ley Lane

Patchole

Barnstaple

Kentisbury

EX31 4NB

Application detail: Erection of open market dwelling (amended size, scale, siting and design) (amended description & plans)

Reason for the Site Visit: The application was deferred by the Planning Committee on 3<sup>rd</sup> July 2024 for up to 3 months pending a site inspection to be undertaken by the Committee to look at the principle of the built form.

Planning officer: Mr S. Emery

Location Plan attached: Y

Location of meeting point identified on plan: Y

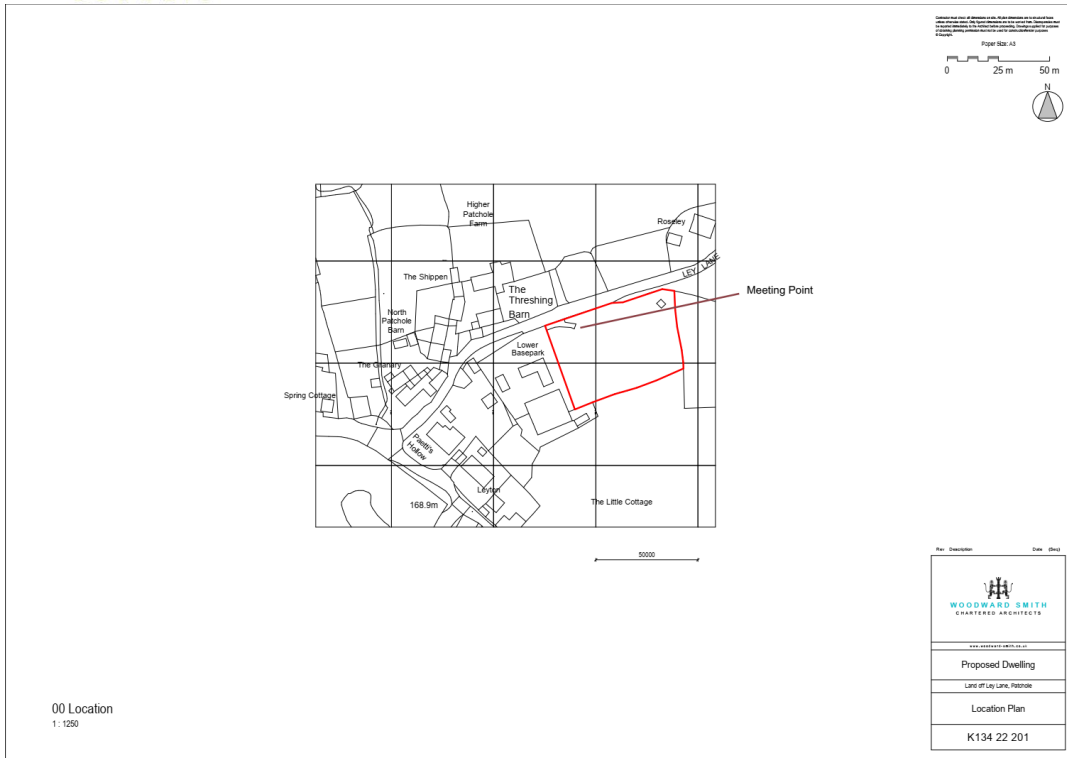
Details for location of meeting point (eg parking/access):

Limited off-road parking nearby to site. Please car share where possible. Wellington Boots or walking boots are advised.

### **Itinerary for Inspection:**

- Meet on the site (site access via the vehicular access from Ley Lane).
- Chair to begin meeting.
- Planning Officer to give an overview of the reason for the site visit and the site.
- Walkover the site.
- Meeting to be closed on-site

Site Location Plan:

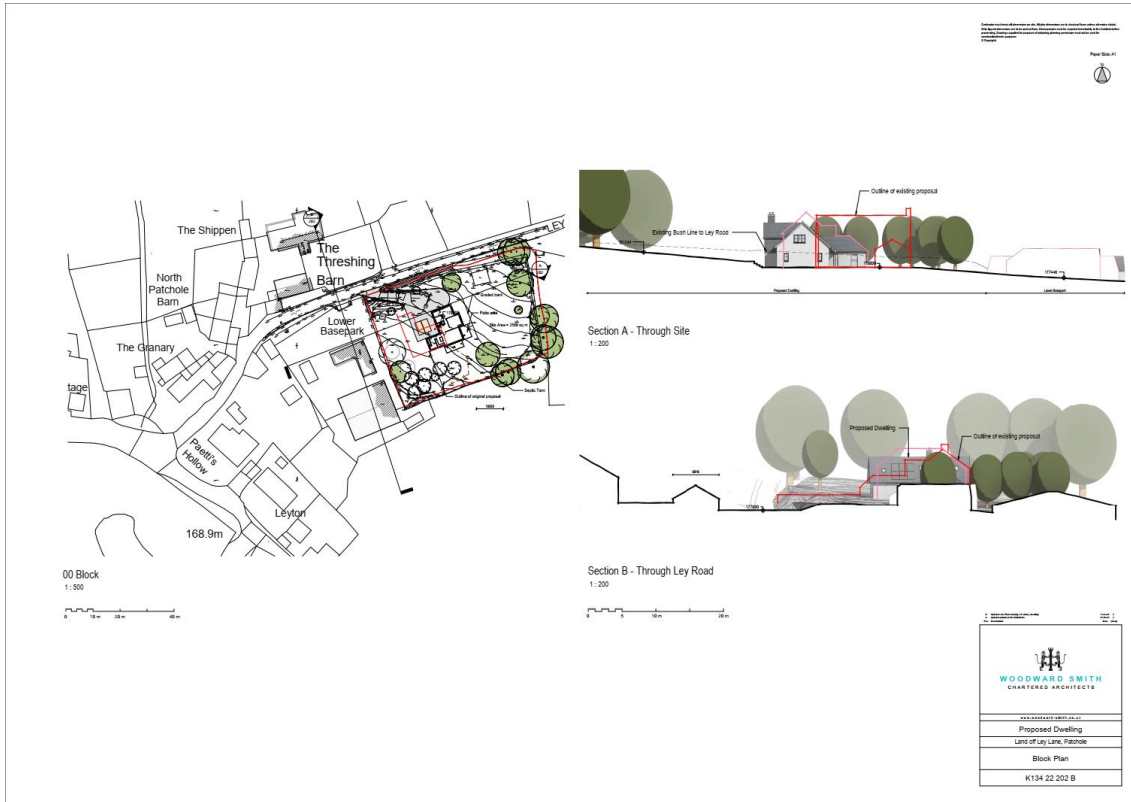


Aerial Plan of site (Google Maps):





## Proposed Block Plan and Sectional Plan



## Elevation and Floor Plan as Proposed





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To be completed by Corporate and Community Services:

**Reason for site inspection:**

Requested at Planning Committee of (date): Wednesday 3<sup>rd</sup> July 2024

Minute extract from Planning Committee as above:

The application be DEFERRED for up to 3 months pending a site inspection to be undertaken by the Committee to look at the principle of the built form.