NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at Barnstaple Rugby Club Main Room - Barnstaple Rugby Club on Wednesday, 12th June, 2019 at 10.00 am

PRESENT: Members:

Councillor Ley (Chairman)

Councillors Biederman (substitute for Councillor Mackie), Chesters, Davies, Gubb, Lofthouse (substitute for Councillor Leaver), Prowse, D. Spear, E. Spear, Tucker and Yabsley

Officers:

Head of Place, Solicitor and Lead Planning Officer (South)

Also Present:

Councillors Cann and Walker

1.   **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Crabb, Fowler, Knight, Lane, Leaver and Mackie. Councillor Biederman substituted for Councillor Mackie and Councillor Lofthouse substituted for Councillor Leaver.

2.   **TO APPROVE AS CORRECT RECORDS THE MINUTES OF THE MEETINGS HELD ON 13TH MARCH AND THE 17TH APRIL 2019**

RESOLVED that the minutes of the meetings held on 13th March 2019 and 17th April 2019 (circulated previously) be approved as correct records and signed by the Chairman.

Following a question from Councillor Yabsley in relation to minute 86 of the meeting held on 13th March 2019, the Head of Place confirmed that in accordance with the minute the Chair of the Committee had been consulted on the precise wording for the reasons for refusal regarding planning applications 64059, 64060, 64061, 64062 and 64063 which would be appended to the decision notice issued.

3.   **DECLARATION OF INTERESTS**

There were no declarations of interest announced.

4.   **66450: RESERVED MATTERS APPLICATION FOR PRIMARY SCHOOL (OUTLINE PLANNING PERMISSION 53881), LAND WEST OF TEWS LANE, BICKINGTON, EX31 3WJ**

The Committee considered a report by the Head of Place (circulated previously – now appended).

The Lead Planning Officer reported the receipt of four late letters of objections from Mish Ward, Elaine Cockerton, Lynn Davey and Mick Chapple. She also reported the receipt of a letter from Devon County Council Lead Local Flood Authority who had now withdrawn their objection and recommended approval subject to a condition being imposed that the development be in accordance with the latest flood alleviation scheme.

Mr Ian Capon (objector), Mr Ian Crawford (objector), Mrs Lorraine Capon (objector), Michelle Ward (objector), Miss Sue Ball (objector), Sue Kingdom (representing Fremington Parish Council) and Mr Tim Waters (agent) addressed the Committee.

Councillor Helen Walker (Ward Member) addressed the Committee.

In response to a question, the Lead Planning Officer re-iterated that it was a reserved matters application for the primary school. The outline application (53881) along with other sites for Linden Homes, Cavanna Homes and Glenwood Farm development had secured land to provide a long term strategic link. The land was reserved and secured through section 106 agreements.   The Highways Authority would be required to take a decision regarding the provision of the strategic link.

In response to a question, the Head of Place advised that all new schools were free schools and Devon County Council could not grant consent for the numbers of students for this type of school.

In response to a question, the Lead Planning Officer advised that she did not have information in relation to the catchment area for the school.

The Solicitor reminded the Committee that it could only consider the reserved matters in relation to appearance, landscaping, layout and scale. If the Committee wished to defer consideration of the application for a site inspection, there would need to be a valid reason and relate to the reserved matters. If a decision was taken to defer consideration of the application for a site inspection for a reason which did not relate to the reserved matters, then the decision would be open to challenge.

In response to a question, the Lead Planning Officer advised that the reserved matter in relation to scale related to the site and position of the building. There would need to be significant reasons to object to the design as it was of modest structure. She suggested that the Committee may wish to consider making representations to Devon County Council regarding the need to undertake a review of the strategic road network and request that Devon County Council provide an investment strategy for the section 106 contributions secured through other developments.

Councillor Yabsley declared a personal interest as a Member of Devon County Council.

In response to questions, the Lead Planning Officer confirmed that the Highways Authority had not requested a traffic plan, however this could be included as a condition. The application was supported by a Transport Statement. Although the Statement had been prepared in 2012, the plan took into account predicted travel movements for all proposed and emerging development sites in the area which would have included the Tews Lane, Glenwood and Mead Park sites. The applicant had undertaken community consultation in relation to the site layout. In relation to the provision of car parking, comparable sites were looked at and it was considered that the number of spaces provided were adequate. There were good points of connectivity throughout the site. In accordance with the National Planning Policy Framework, the site needed to be sustainable and the emphasis of travel to the site should not be by car. A condition to restrict the hours of community use of the site had not been recommended, however no outside light would be provided on the play areas, therefore it was not anticipated that there would be late night use of the facility.

> RESOLVED (7 for, 3 against, 0 abstained) that the application be APPROVED as recommended by the Head of Place subject to a condition being imposed to secure a travel plan and that the Head of Place make strong representations to Devon County Council regarding the much needed strategic review of the highway network and request that an investment strategy for section 106 contributions secured be requested.

Chairman
The meeting ended at 11.41 am

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