

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at to meet at 10am on site: as indicated on the location plan on Wednesday, 31st August, 2022 at 10.00 am

PRESENT: Members:

Councillor Ley (Chair)

Councillors Davies, Gubb, Mackie, D. Spear, L. Spear and Tucker

Officers:

Senior Planning Officer (S. May), Corporate and Community Admin Assistant (G. Turnbull)

Also Present: Councillor Lofthouse

60. APOLOGIES FOR ABSENCE

Apologies were received by Councillors Fowler, Jenkins, Prowse and Yabsley.

61. DECLARATION OF INTERESTS

No declarations of interest were made.

62. TO AGREE THE AGENDA BETWEEN PART 'A' AND PART 'B' (CONFIDENTIAL RESTRICTED INFORMATION)

The agenda between Part A and Part B were agreed.

63. 70954: LARKBEAR TAWSTOCK BARNSTAPLE DEVON

Also present: D. Heathcote (Persimmon – MD), D. Buckle (Persimmon – Technical Director), J. Stevenson (Persimmon – Land Buyer), J. Kendrick (Elan Homes – MD).

The Committee received the following statement from the Corporate and Community Admin Assistant:

“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 Committee of North Devon District Council.

Such observations are made after viewing the site and on the basis of the limited information available on site.

Any such observations are, 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 Committee considered the reasons for the site inspection as outlined by the Senior Planning Officer (circulated previously), those being:

- To take note of what work was complete in Phase 1 of the site, as well as take note of what was proposed for Phase 2.
- To take note of the proposed landscaping.

The Senior Planning Officer briefly outlined the application (circulated previously), noting the boundaries of development for Persimmons and Elan Homes, as well as the access to the site. It was also noted that Phase 2 of the site would be built using an access road through Phase 1 of the site.

The Committee:

- Met on Riverton Road looking and walked towards Phase 2 of the development, noting the location of the proposed school site.
- Noted the northern boundary of Phase 2.
- Noted the eastern boundary of Phase 2.
- Noted the proposed access into the site that would connect to the A361. It was noted cycle provision would be provided on Phase 2 and that DCC were considering linking it to the existing track.
- Noted the location of the link to the site of Phase 2 of the build to Elan Home Development’s section of the site.
- Noted the location of the pylon on site. It was noted that the pylon and electricity lines would be moved underground during development of the site.
- Walked back through the site and onto Riverton Road.
- Walked onto Old Torrington road to view the proposed location of the bus gate.

In response to a question as to how much of Phase 1 was complete, D. Heathcote noted that approximately 75% of all of the homes were complete across the project. 180 were being built by Persimmon and there were 40 left to complete, and 60 were being built by Elan Homes and 59 had been complete.

It was noted that Devon County Council (DCC) were currently in the process of arranging directional changes for the Crematorium and Old Torrington road, and that work on the bus gate could not begin until the 278 legal agreement had been arranged by DCC.

The Committee noted the tree lines along the eastern and northern boundaries and noted which tree lines would remain as part of development. The committee also noted the existing lake conservation buffer on Persimmon’s side of the development.

It was noted that DCC had raised no issues to access arrangements.

In response to a question as to when the proposed school would be built in the allocated site, it was noted that the land on the proposed school site had not yet been purchased/secured and was still currently owned by Tawstock Estate.

Chair

The meeting ended at 11.10 am

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

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