

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at Barum Room - Brynsworthy on Wednesday, 9th November, 2022 at 10.00 am

PRESENT: Members:

Councillor Mackie (Chair)

Councillors Davies, Fowler, Gubb, Jenkins, Prowse, D. Spear, L. Spear, Tucker, Yabsley and Walker (substitute for Councillor Leaver)

Officers:

Lead Planning Officer (North), Solicitor, Legal Advisor and Head of Place, Property and Regeneration

86. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ley, Leaver and Mack. Councillor Walker was appointed to attend as a Substitute Member for Councillor Leaver.

87. TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 19TH OCTOBER 2022 (ATTACHED)

RESOLVED that the minutes of the meeting held on 19 October 2022 (circulated previously) be approved as a correct record and signed by the Chair.

88. ITEMS BROUGHT FORWARD WHICH IN THE OPINION OF THE CHAIR SHOULD BE CONSIDERED BY THE MEETING AS A MATTER OF URGENCY

(a) Planning Committee Tour of Sites – 25 November 2022

The Chair reminded Members to confirm their attendance for the committee's tour of sites looking at examples of planning decisions taken around the District on Friday 25 November 2022 with the Senior Corporate and Community Services Officer if they had not confirmed already.

(b) Planning Committee Site Inspection

The Chair advised that a formal Committee site inspection in relation to planning application 74943 at West Yelland would be arranged prior to the next meeting of the Committee and that they would be contacted to check their availability.

89. DECLARATION OF INTERESTS

There were no declarations of interest received.

90. 75690: THE PANNIER MARKET, HIGH STREET, BARNSTAPLE, EX31 1BL

The Committee consideration a report by the Lead Planning Officer (North) (circulated previously) in relation to planning application 75690.

The Lead Planning Officer (North) outlined applications 75690 and 75691 to the Committee.

The Lead Planning Officer (North) advised that since the publication of the agenda the receipt of the following information:

- Further consultation response received from the Conservation Officer which he read to the Committee that recommended an additional condition regarding the design and detail being agreed prior to the final screens being installed.
- Highway Safety Audit had been submitted by the applicant which set out solutions to the potential issues such as a provision of a tactile pavement and further consultation with Highways groups.
- Highways Authority had confirmed that there was now no objection to the application and suggested that an additional condition be included to ensure that the doors did not open out on to the highways until approval had been sought under section 153 of the Highways Act.

The Senior Corporate and Community Services Officer read a statement received from Jon Rodney-Jones (objector) to the Committee.

Alistair Jackson (agent) addressed the Committee.

In response to the comments made, the Lead Planning Officer (North) advised that the Conservation Officer had considered the installation of glazed doors and he referred to the late consultation response received from the Conservation Officer which he had read to the Committee earlier.

In response to questions, the Lead Planning Officer (North) advised the following:

- The proposed width of the pavement was between 1m and 905mm. Following the Safety Audit, the Highways Authority had confirmed that it was content with the proposed widths.
- Any changes to the surface of Butchers Row did not form part of this application.

- The reason for the doors not opening inwards or all being automatic was partly due to costs. The doors to the emergency exit would be automatic and all other doors would be manual. The reasons for the doors not opening inwards was due to fire evacuation and to maximise the space within the market.
- How many doors were open at any time when the Pannier Market was operating, was a management issue and would be dependent upon risk assessments being undertaken.
- No details of the glass specification had been requested and had not been included as a condition. A condition could be included requiring details of the glass specification to be provided prior to the planning permission being issued.

RESOLVED (unanimous) that the application be APPROVED as recommended by the Lead Planning Officer (North) subject to:

- (a) Condition 3 being amended to ensure highway safety until approval under Section 153 of the Highways Act had been achieved;
- (b) An additional condition being included requesting details of the gates for the internal segregation to be sought.

91. 75691: THE PANNIER MARKET, HIGH STREET, BARNSTAPLE, EX31 1BL

The Committee considered a report by the Lead Planning Officer (North) (circulated previously) in relation to planning application 75691.

RESOLVED (unanimous) that the application be APPROVED as recommended by the Lead Planning Officer (North) subject to an additional condition being included requesting details of the gates for the internal segregation to be sought.

92. APPEAL REPORT

The Committee considered and noted the appeal report by the Senior Planning Support Officer (circulated previously).

Councillor Yabsley provided an update to the Committee on discussions and site meeting that had taken place in relation planning application 73742 since the last meeting of the Committee on 19 October 2022.

Chair

The meeting ended at 10.48 am

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

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