



## **Application Report**

Planning, Housing and Health  
North Devon Council  
Lynton House, Commercial Road,  
Barnstaple, EX31 1DG

<b>Application No:</b>	75731
<b>Application Type:</b>	Full Application
<b>Application Expiry:</b>	22 March 2023
<b>Extension of Time Expiry:</b>	22 March 2023
<b>Publicity Expiry:</b>	13 October 2022
<b>Parish/Ward:</b>	SOUTH MOLTON/SOUTH MOLTON
<b>Location:</b>	Wesley House North Street South Molton Devon EX36 3AW
<b>Proposal:</b>	Demolition of existing Wesley House and garage buildings. Reform site and erection of a new building to provide two maisonettes and ground floor office/storage area
<b>Agent:</b>	Mr Daniel Gill
<b>Applicant:</b>	Trustees for Methodist Church
<b>Planning Case Officer:</b>	Mrs D. Butler
<b>Departure:</b>	N
<b>EIA Development:</b>	
<b>EIA Conclusion:</b>	Development is outside the scope of the Regulations.
<b>Decision Level/Reason for Report to Committee (If Applicable):</b>	Committee

### **Site Description**

Wesley House is sited in the centre of South Molton accessed from North Street. The building has been historically linked with the adjacent Methodist church. The property is an imposing two storey dwelling with a three storey gable projection that sits within the Conservation Area but is not listed. There is a parking area to the front and access to the side of the building and garages which leads to a small garden area to the rear. The property is surrounded by residential buildings and the church.



**Figure 1: Site location plan**

**Recommendation**

**Approved**

Legal Agreement Required: No

**Planning History**

Reference Number	Proposal	Decision	Decision Date
64971	Alterations to existing access at Wesley House, North Street, South Molton, Devon, EX36 3AW	Full Planning Approval	24 July 2018

**Constraints/Planning Policy**

Constraint / Local Plan Policy	Distance (Metres)
Adjacent to Conservation Area: 30 South Molton Adopted 09/12/2008;	Within constraint
Advert Control Area Area of Special Advert Control	Within constraint
Burrington Radar Safeguard Area consultation required for: All buildings, structures, erections & works exceeding 90 metres in height.	Within constraint
Class III Road	
Conservation Area: 30 South Molton Adopted 09/12/2008;	Within constraint

<b>Constraint / Local Plan Policy</b>	<b>Distance (Metres)</b>
Landscape Character is: 3A Upper Farmed & Wooded Valley Slopes	Within constraint
Listed Building Adjacent: 17 EH Ref 1106872 No 5 (Church House), The Churchyard, South Molton	14.59
Listed Building Adjacent: 26 EH Ref 1106835 No 11 (Sherborn House), Duke Street (east side), South Molton	17.93
Listed Building Curtilage (Adjacent to)	6.97
Unclassified Road	
USRN: 27501572 Road Class:R Ownership: Highway Authority	5.64
USRN: 27501606 Road Class:C Ownership: Highway Authority	7.16
USRN: 27501613 Road Class:R Ownership: Highway Authority	2.86
Within adopted Development Boundary: South Molton Development Boundary ST06	Within constraint
Within Adopted Unesco Biosphere Transition (ST14)	Within constraint
Within:Exmoor Heaths, SAC 10KM Buffer if agricultural development consider need for AQIA	Within constraint
SSSI Impact Risk Consultation Area	Within constraint
Conservation Area: SOUTH MOLTON	
DM01 - Amenity Considerations DM02 - Environmental Protection DM02 - Environmental Protection DM04 - Design Principles DM05 - Highways DM06 - Parking Provision DM07 - Historic Environment DM08 - Biodiversity and Geodiversity ST01 - Principles of Sustainable Development ST02 - Mitigating Climate Change ST04 - Improving the Quality of Development ST06 - Spatial Development Strategy for Northern Devon's Strategic and Main Centres ST15 - Conserving Heritage Assets	

### **Consultees**

Consultee Responses are being collated for the full report to committee however can be found online at the Planning Application Tracker at [www.northdevon.gov.uk/planning](http://www.northdevon.gov.uk/planning) .

### **Neighbours / Interested Parties**

<b>Comments</b>	<b>No Objection</b>	<b>Object</b>	<b>Petition</b>	<b>No. Signatures</b>
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There have been numerous comments received from local residents for the following reasons:

Objections:

- Wesley House should be considered as though it is listed as it is an example of the historic buildings that enhance the town.
- The property is part of the history and heritage of South Molton that should be protected.
- Other historic buildings in the town such as the congregational church and junior school have all tried to preserve the exterior of their buildings with conversions instead of demolitions.
- The development will create a blot on the landscape along North Street.
- There is little public benefit from the creation of 2 open market houses.
- Impact on amenity from overlooking, loss of light, noise and disturbance to Delamar. Parsonage Lane.

Support:

- The house is damp, uninhabitable and unfit for purpose. The development will provide benefits to the Methodist church and community.
- The development will be similarly designed as the existing and bought back into life on a brownfield site.
- The church have spent a lot of money on the building but it still requires a vast amount to make it habitable. It has damp and water ingress with no one currently occupying it.
- If the building is left it will deteriorate with ongoing structural issues becoming worse.
- The church is seeking to try and maintain the street scene with a sympathetic design whilst addressing the current issues with the building and provide benefits.
- The development will improve the amenity to Byways.

Considerations

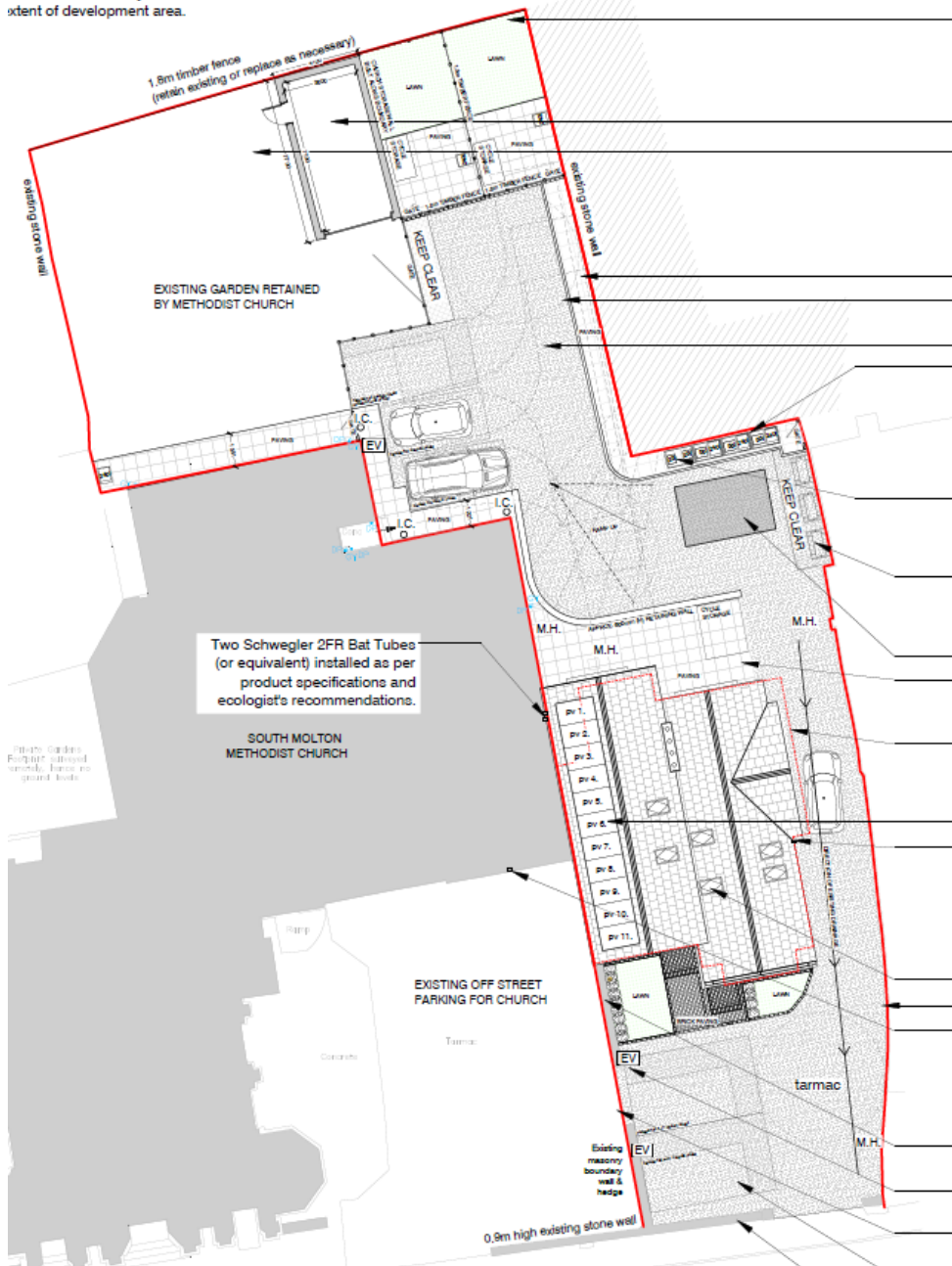
**Reason for committee:** The application has been called to committee to allow the consideration of the impact on the Conservation Area and the precedent for other historic buildings within South Molton.

**Proposal Description**

Demolition of existing Wesley House and garage buildings. Redevelopment of the site to include the erection of a new building to provide two open market maisonettes and ground floor office/storage area to be retained by the church. Including parking, turning areas, cycle storage, garden space and bin storage.

The proposed site layout is included below:

Red boundary shows extent of development area.



**Figure 2: Proposed site plan**

### Planning Considerations Summary

- Principle of development
- Justification for the development
- Design and setting
- Heritage impact - Listed Status
  - Impact on the Conservation Area
- Amenity
- Parking and highways
- Ecology and Biodiversity
- Planning Balance

These matters will be presented in detail again in a subsequent Committee report where the full application will be considered for decision by Planning Committee.

**Site visit Itinerary**

1. Meet at site entrance – Front of Wesley House, North Street.
2. Walk over the site
3. Observe setting and surrounding buildings in the context of the Conservation Area, street scene and neighbours.

**Advisories**

There is no on site car parking so Councillors are advised to park at the Cattle Market Car Park and walk to the site.

**END OF REPORT**