

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at Land at Ley Lane, Patchole, Kentisbury, EX31 4NB on Friday, 13th September, 2024 at 12.00 pm

PRESENT: Members:

Councillor Davies (Chair)

Councillors Bishop, Bulled, Lane, Maddocks, Prowse and Walker

Officers:

Service Manager (Development Management) and Senior Planning Officer

57. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Denton, Haworth-Booth, R Knight, Spear, Whitehead, and Williams.

58. DECLARATION OF INTERESTS

There were no declarations of interest announced.

59. 76857: LAND AT LEY LANE, PATCHOLE, KENTISBURY. EX31 4NB

Also present were the applicant, and the agent.

The Committee received the following statement from the Corporate and Community Services Officer:

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 Officer in consultation with the Chair of the Planning Committee and the Ward Members of the area where the application site is located, as set out in Part 3 Annexe 2 of the North Devon Council Constitution.

Such observations are made after viewing the site and on the basis of the limited information available. Any such observations are not, 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 Senior Planning Officer addressed the committee and advised of the following:

- He identified the boundary of the plot

- He identified the surrounding built forms
- The boundary to this plot followed the hedgerow
- Two sides of the rectangular plot adjoined open countryside
- One side bordered Ley Lane
- The land was classified as Agricultural as no change of use had been logged. Although visually there was no evidence to suggest agricultural use it was not residential land.
- The neighbouring Higher Patchole Barn was Grade 2 listed.
- The land opposite the site (across Ley Lane) was used as an area for parking by the neighbours.

The Members noted:

- The trees on the site appeared to be over 10 years old
- The agent had placed markers in the ground to identify where the southern-facing side of the proposed dwelling would be situated.
- The view down from the top of the site towards Lowerbase Park (a local-needs dwelling).

The Agent confirmed that three of the younger trees would be removed.

The Service Manager (Development Management) confirmed that the site visit was with reference to the built form and that Planning Policy DN23 applied. Any existing garden-type structure could be easily removed.

The Committee were advised that the built form was in place from the boundary with Lowerbase Park, and then up the hill of Ley Lane along the outer boundary of the site.

The Committee viewed the surrounding area from higher up Ley Lane (by the entrance to Roseley), and also down the hill, past the site entrance.

The Service Manager (Development Management) and the Senior Planning Officer re-confirmed that the site visit was with reference to the built form under Planning Policy DM23, and that the specifics of the planning application would be considered at a future Committee meeting.

Chair

The meeting ended at 12.49 pm

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