

WEST DEVON PLANNING AND LICENSING COMMITTEE



West Devon
Borough
Council

Minutes of a meeting of the **West Devon Planning and Licensing Committee** held on **Tuesday, 15th September, 2015** at **10.00 am** at the **Chamber - Kilworthy Park**

Present: **Councillors:**

Chairman Cllr Sellis
Vice Chairman Cllr Benson

Cllr Baldwin
Cllr Mott
Cllr Parker
Cllr Roberts

Cllr Cann OBE
Cllr Moyse
Cllr Pearce

In attendance:

Councillors:
Cllr Evans
Cllr Moody

Cllr Sampson
Cllr Sanders

Officers:
Planning Officers
Solicitor

22. **Apologies for Absence**

***P&L 22**

An apology for absence was received from Cllr J Hockridge (Substitute: Cllr A Leech).

23. **Declarations of Interest**

***P&L 23**

Cllr T G Pearce declared a personal interest in all applications by virtue of being on the Management Board of Devon Building Control Partnership. He remained in the meeting throughout and took part in the debate and vote on all items.

24. **Confirmation of Minutes**

***P&L 24**

The Minutes of the Meeting held on 18 August 2015 (page 1 to the Agenda), were confirmed and signed by the Chairman as a correct record.

25. **Planning Applications**

***P&L 25**

The Committee considered the applications prepared by the Lead Specialist – Development Management and considered also the comments of Town and Parish Councils together with other representations received, which were listed within the presented agenda reports and summarised below, and **RESOLVED**:

PLANNING APPLICATION REPORT

Case Officer: Ben Dancer

Ward: Tavistock North

Ward Members: Cllrs N Jory, J Moody and J Sheldon

Application No: 00569/2015

Agent/Applicant:

Mr R Page
21 Maynard Park
Bere Alston
Yelverton
PL20 7AR

Applicant:

Ms Irene Chambers
The Round House
Launceston Road
Tavistock

Site Address: Higher Wilminstone Farm, Wilminstone, Tavistock
PL19 0JT

Development: Change of use of existing agricultural buildings into self storage units.

Reason item is being put before Committee:

Cllr Sheldon: I am calling this application to Committee on the basis that the residents as outlined in three letters of objection do not agree with Devon County Council Highways as to the suitability of the access road and its potential use. There will also be further loss of amenity as business expands on this site, increasing noise and nuisance to that already suffered from this site by local residents.

Cllr Moody: Given the concerns raised by local nearby residents, the issues of potential highways issues to the site and the past planning history of Higher Wilminstone, I feel it preferable that all the issues related to this application ought to be considered by the Planning and Licensing Committee.

COMMITTEE DECISION: Conditional Approval subject to the following conditions:

Conditions

1. Three year time limit
2. Development as per approved plans
3. This permission is for the development area to be used for self-storage only within the use class B8 and for no other purpose within this use class
4. Number of self storage units to be no more than 20
5. Hours of operation to be between 8am to 6pm from Monday to Friday, and 9am to 5pm on Saturdays, with no opening on Sundays and bank holidays
6. No cars to be parked on site overnight
7. No storage beyond the confines of the building
8. Removal of permitted development rights to change use under Schedule 2, Part 3, Class I, Class P and Class V
9. Removal of permitted development rights to change use under Schedule 2, Part 7, Class H
10. The development hereby permitted shall not be brought into use until an Operational and Management Plan has been submitted to and approved in writing by the Local Planning Authority. This plan should include the following:

1. Minimum numbers of storage cells
2. That no distribution use is to take place
3. That no wholesale sales are to take place
4. Means of prevention of storage of hazardous materials
5. Details of activities outside operational hours
6. A noise operational statement
7. A lighting plan and management statement

Officer Updates:

1. Confirmed that there was additional condition (no. 9)
2. Confirmed that planning history had been expanded as requested by Members
3. Confirmed that a definition in planning terms of self-storage was now included in the report

The Proposal:

Change of use of former agricultural building into self storage units with associated parking

Consultations:

Tavistock Town Council
Devon County Council Highways Authority
Borough Engineer

Representations: Three letters of representation all objecting to the application.

Speakers: Mrs Hampton – Representing objectors
Cllr J Moody – Local Ward Member

Conclusion: The Case Officer updated the Committee with a definition of self storage and then responded to a number of questions specific to the application in terms of operating hours, planning history on site and car parking arrangements. The Ward Member expressed the concerns of local residents, however there was no objection from the Highways Officer who outlined how he had come to his conclusions. One Member suggested an additional condition which set out an Operating Management Plan. Following a detailed debate, Members voted to approve the application subject to conditions as set out above.

[NB. Cllr Roberts abstained from the vote on this item as she had not previously heard the full case officer presentation. Although attending as a substitute, Cllr Leech was able to take part in this vote as he had previously heard the full case officer presentation].

PLANNING APPLICATION REPORT

Case Officer: Nicola Glanville

Ward: South Tawton

Ward Member: Cllr W G Cann OBE

Application No: 00633/2015

Agent/Applicant:

Robert H Hicks & Co
Miss C McIntosh
West Hele
Buckland Brewer
Bideford
Devon

Mr Lightfoot
Allison Farm
Spreyton
Crediton
Devon

Site Address: Allison Farm, Spreyton, Crediton, Devon

Development: Retrospective application for the erection of an agricultural building

Reason item is being put before Committee:

The Local Ward Member is presenting this application to Committee in light of the Parish Council decision not to support this application

COMMITTEE DECISION: Conditional Approval subject to the following conditions:

1. Accord with plans
2. Implementation and timing of landscaping proposal
3. Agricultural use – removal if uses ceases
4. Yorkshire boarding to be painted within 30 days of date of Grant of Approval

5. The roof covering to be Eternit Big 6" profile corrugated Farmscape dark grey fibre cement sheets is to be maintained and retained in perpetuity

The Proposal:

The proposal seeks the retention of a general purpose agricultural building which has been erected for livestock use. The barn measures approximately 5.7m in height with a width of 27.4m and a depth of 13.7m.

Consultations:

Parish Council
Devon County Council Highways Authority
Drainage Engineer
Landscape Officer

Speakers: Miss Clare McIntosh – Agent
Cllr W G Cann OBE – Ward Member

Conclusion: The Case Officer outlined the application and responded to questions. The Ward Member proposed a site inspection. Whilst this proposal was seconded, the vote was lost. The Ward Member raised a number of concerns and quoted a letter from the local Parish Council Chairman.

After a detailed debate, Members requested a recorded vote (in accordance with Council Procedure Rule 19(5), the results of which are set out as follows:

To conditionally approve application 00633/2015:

For the Motion: Cllrs Baldwin, Benson, Mott, Parker, Roberts and Sellis

Against the Motion: Cllrs Cann OBE, Leech, Moyse and Pearce.

26.

Planning Appeals Update

***P&L 26**

The Committee received and noted the updated list of Planning Appeals.

The Meeting concluded at 12.45 pm

Signed by:

Chairman
