

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, 23rd August, 2016 at 10.00 am** at the **Chamber - Kilworthy Park**

Present: **Councillors:**

Chairman Cllr Sanders
Vice Chairman Cllr Parker

Cllr Baldwin
Cllr Hockridge
Cllr Moyse
Cllr Roberts

Cllr Benson
Cllr Mott
Cllr Pearce

In attendance:

Councillors:
Cllr Davies
Cllr Evans
Cllr Leech

Cllr Sampson
Cllr Stephens
Cllr Yelland

Officers:
CoP Lead – Development Management
Planning Specialist
Highways Agency Representative
Solicitor

15. **Apologies for Absence**

***P&L 15**

Apologies were received from Cllr W G Cann OBE for whom Cllr C Edmonds acted as substitute.

16. **Declarations of Interest**

***P&L 16**

Members were invited to declare any interests in the items of business to be considered and the following were made:

Cllr P R Sanders declared a personal interest in both applications in that he had been contacted by a public relations company acting on behalf of the developer. He spoke on behalf of a number of Committee Members who had been similarly contacted.

Cllr T G Pearce declared a personal interest in all applications, by virtue of being a Member of the Devon Building Control Partnership. He remained in the meeting and took part in the debate and vote on each item.

17. **Confirmation of Minutes**

***P&L 17**

The Minutes of the Planning and Licensing Committee Meeting held on 26 July 2016 and the Licensing Sub Committee Meeting held on 8th June 2016 were confirmed and signed by the Chairman as a correct record.

18. **Planning Applications & Enforcement Reports**

***P&L 18**

The Committee considered the applications prepared by the Development Management Specialists 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**:

(a) Application No: 1493/16/VAR Ward: Okehampton North

Site Address: Land north of Crediton Road, Crediton Road, Okehampton, Devon

Variation of conditions 3 and 21 following grant of outline application 01089/2013 to allow the development to be delivered in a phased manner

Speakers included: Supporter - Mr Robin Upton: Okehampton Hamlets Parish Council representative - Cllr Derek Webber: Local Ward Member – Cllr A F Leech

RECOMMENDATION: Delegate to COP Lead Development Management in consultation with the Chairman and Vice Chairman Planning and Licensing Committee to approve subject to conditions

In introducing the application, the case officer advised Members of a number of corrections to his report and provided the Committee with clarification. Members stated their concerns in respect of the entrance to the proposed school area, and there was some discussion over the use of that access for the residential area. Members were reminded that the proposal being discussed had been previously approved, and this application was simply to vary two of the conditions.

COMMITTEE DECISION: Delegate to COP Lead Development Management in consultation with the Chairman and Vice Chairman Planning and Licensing Committee to approve subject to conditions

(b) Application No: 2731/15/OPA Ward: Okehampton North

Site Address: SX603 960 (Parcels 3 and 4), east of Okehampton, Crediton Road, Okehampton

READVERTISEMENT (Extension to consultation period) Outline application with some matters reserved (access to be considered) for residential development of up to 400 dwellings

Speakers included: Supporter - Mr Robin Upton: Okehampton Hamlets Parish Council representative - Cllr Derek Webber: Okehampton Town Council representative - Cllr R Rush: Local Ward Member - Cllr A F Leech

RECOMMENDATION: Delegate to COP Lead Development Management in consultation with the Chairman and Vice Chairman of Planning and Licensing Committee to approve subject to conditions and the satisfactory completion of a Section 106 legal agreement, and to review with the Chairman of Planning and Licensing Committee if not completed within 3 months of the Committee date

Members had a detailed discussion on this application, particularly as part of the application site, whilst appearing in the approved plan, was not in the emerging Local Development Plan. However, the solicitor confirmed that the emerging plan had limited weight and therefore would not be a sound basis from which to base a refusal. Drainage concerns were discussed, as were landscape issues, and an additional condition was added specifically requiring provision of a landscape scheme. The Highways Officer responded to a number of questions, particularly in respect of proposed bus stops, and the proposed link road through the application site and the town centre access road.

COMMITTEE DECISION: Delegate to COP Lead Development Management in consultation with the Chairman and Vice Chairman of Planning and Licensing Committee to approve subject to conditions and the satisfactory completion of a Section 106 legal agreement, and to review with the Chairman of Planning and Licensing Committee if not completed within 3 months of the Committee date

19. **Planning Appeals Update**

***P&L 19**

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

The Meeting concluded at 1.20 pm

Signed by:

Chairman
