

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, 10th January, 2017 at 10.00 am** at the **Chamber - Kilworthy Park**

Present: **Councillors:**

Chairman Cllr Sanders
Vice Chairman Cllr Parker

Cllr Baldwin
Cllr Cann OBE
Cllr Mott
Cllr Pearce

Cllr Benson
Cllr Hockridge
Cllr Moyse
Cllr Roberts

In attendance:

Councillors:
Cllr Evans
Cllr Jory
Cllr Leech

Cllr Moody
Cllr Sampson
Cllr Yelland

Officers:
CoP Lead – Development Management
Specialists – Development Management
Specialist Manager
CoP Lead – Environmental Health
Solicitor
DCC Highways Officer

47. **Declarations of Interest**

***P&L 47**

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

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;

Cllr A Roberts declared a personal interest in application 00938/2015: Erection of two residential dwellings – Land adjacent to Castleford, Castle Road, Okehampton by virtue of knowing the applicant. She remained in the meeting and took part in the debate and vote thereon.

48. **Confirmation of Minutes**

***P&L 48**

The Minutes of the Planning and Licensing Committee Meeting held on 13th December 2016 were confirmed and signed by the Chairman as a correct record.

49. **Planning Applications and Enforcement Reports**

***P&L 49**

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: 1579/16/VAR Ward: Milton Ford

Site Address: Lamber Hey, 12 Venn Hill, Milton Abbot, PL19 0NY

Variation of condition No.2 (Approved Plans) of planning consent 01830/2011 to allow for minor material amendments

RECOMMENDATION: Conditional Approval

COMMITTEE DECISION: Defer for further information following the site inspection

(b) Application No: 2686/16/FUL Ward: Tavistock North

Site Address: Land adjacent to Fernside, Crease Lane, Tavistock PL19 8EW

Residential development for 4 No. detached dwellings with integral garages, external parking and new access off Crease Lane

Speakers included: Objector – Mrs Allen: Supporter – Mr Elliot Jones: Town Council – Cllr Dr Ward: Ward Members – Cllrs J Moody and J Sheldon

RECOMMENDATION: Delegate to COP Lead Development Management in consultation with the Chairman of the Planning and Licensing Committee to approve subject to completion of a Section 106 legal agreement

COMMITTEE DECISION: Defer for Site Inspection

(c) Application No: 00938/2015

Ward: Okehampton

**Site Address: Land adjacent to Castleford, Castle Road,
Okehampton, EX20 1DD**

Erection of two residential dwellings

Speakers included: Town Council – Cllr A F Leech: Ward Member –
Cllr J Yelland

RECOMMENDATION: Conditional Approval

Members discussed this application in detail and referred to the site inspection, held previously, following which further information had been sought in relation to the Public Footpath. Members still had concerns about the impact of the development on the footpath and accepted that a temporary diversion had been offered but this would necessitate the need to use steps. Further concerns related to the need for an archaeological assessment of the site during construction and highway safety, particularly with vehicles reversing out of the site. The Highways Officer responded to highways safety concerns by advising that the arrangements were commensurate with other properties along Castle Road and added that an additional clearance had been built in to the proposed parking bays to give space for additional parallel parking for visitors to the site and to aid visibility. The Town Council representative added concerns regarding ecology. Members also had concerns regarding management of the site during construction, and again it was agreed that an additional condition should be included. The proposal to approve the application was **PROPOSED, SECONDED** and on being put to the vote declared **LOST**.

It was then **PROPOSED, SECONDED** and on being put to the vote declared **CARRIED**, that the application be refused for the following reasons:

The scale, massing and design of the proposed dwellings results in a cramped form of development with substantial retaining features required to facilitate the development on this sloping site in a historic area adjacent to the Okehampton Conservation Area. As such the proposal would have a detrimental visual impact to the character and appearance of the area and the harm caused is not outweighed by the public benefit resulting from the development. The proposal would therefore be contrary to policy SP18 of the West Devon Core Strategy, policy H28 of the West Devon Local Plan Review, and the advice contained within the NPPF.

COMMITTEE DECISION: Refusal

50. **Planning Appeals Update**
***P&L 50**
The Committee received and noted the updated list of Planning Appeals including enforcement appeals.
51. **Planning Performance Indicators**
***P&L 51**
The COP Lead Development Management presented the Performance Indicators and outlined the key information for Members consideration.
52. **Fees and Charges for 2017/18**
***P&L 52**
Consideration was given to a report that set out the proposals for fees and charges for 2017/18 for the Planning and Environmental Health services. The report recommended that the fees and charges for 2017/18 be kept at the same level as for 21016/17.

It was then **RESOLVED:**

That the Planning and Licensing Committee approves the proposed fees and charges set out in Appendix A of the presented report for the period 1 April 2017 to 31 March 2018.

The Meeting concluded at 11.55 am

Signed by:

Chairman
