

WEST DEVON DEVELOPMENT MANAGEMENT AND LICENSING COMMITTEE



West Devon
Borough
Council

Minutes of a meeting of the **West Devon Development Management and Licensing Committee** held on **Tuesday, 14th June, 2022 at 10.00 am** at the **Chamber - Kilworthy Park**

Present: **Councillors:**

Chairman Cllr Yelland
Vice Chairman Cllr Pearce

Cllr Heyworth
Cllr Mott
Cllr Ratcliffe
Cllr Southcott

Cllr Leech
Cllr Moyse
Cllr Renders
Cllr Spettigue

In attendance:

Officers:
Head of Development Management
Senior Specialist – Development Management
Monitoring Officer
Senior Case Manager – Democratic Services

1. **Apologies for Absence**

*DM&L.1

There were no apologies recorded.

2. **Declarations of Interest**

*DM&L.2

Cllr Southcott and Cllr Mott declared an interest in application 3441/21/OPA as they were both local Ward Members and both remained in the meeting and took part in the debate and vote

3. **Items Requiring Urgent Attention**

*DM&L.3

There was no urgent business brought forward to this meeting.

4. **Confirmation of Minutes**

*DM&L.4

The Minutes of the Development Management and Licensing Committee Meeting held on 19th April 2022 were confirmed as a correct record.

5. **Planning Applications**

*DM&L.5

The Committee proceeded to consider the report that had been prepared by the relevant Development Management Specialists on each of the following Applications and considered also the comments of the Town and Parish Councils together with other representations received, which were listed within the presented agenda report and summarised below:

(a) Application No: 3441/21/OPA Ward: Bridestowe

Site Address: Astra Salvage Yard, Patchacott, Beaworthy

Development: Outline application with all matters reserved for development 17no holiday chalets and 1no reception building with associated car parking and amenities.

RECOMMENDATION: Conditional Consent

Conditions:

1. Time limit for submitted RM
2. Details of reserved matters
3. Accord with plans
4. Holiday use only
5. Land contamination
6. CEMP
7. No occupation before parking and turning areas provided and retained in perpetuity
8. No occupation until Sustainable Travel Plan agreed and implemented
9. Surface water drainage scheme to be agreed with or prior to reserved matters
10. Foul sewage
11. Highway drainage
12. PD removal
13. EVCPs
14. Solar PV
15. DEV32 compliance 20% carbon reduction
16. Boundary treatment plan/schedule
17. Tree reports for reserved matters
18. LEMP/LVA
19. Details of any exterior lighting

20. Landscaping (soft/hard)
21. Waste
22. Raw materials

Key issues for consideration:

Principle/Sustainable Development;
Design;
Landscape;
Impacts on residential and third party amenity;
Historic Environment;
Highways, Access and Parking Considerations;
Water, Flood Risk and Drainage Considerations;
Biodiversity;
The Climate Emergency and Low-Carbon Development;
Land Contamination and Environmental Health.

Speakers who addressed the Committee on the application were:

Objector: Mr Steve Hiller
Supporter: Mr Callum Allen
Beaworthy Parish Council: Statement read out on their behalf

The Planning Officer updated the Committee Members by confirming that since the report had been written he had received confirmation that Historic England had raised no objections to the application. He then presented his report to the Committee.

Mr Hiller spoke on behalf of those in the local community who were against the development. He spoke of concerns over flooding, plans not allowing for dog proof fencing and the highway leading to the site being of a single track road.

Mr Allen spoke in support of the application being the owner of the site. He stated that he would run the site alongside 4 other holiday units he runs.

In answering Member questions, he confirmed the facility would be a destination holiday resort and units would not be sold off as holiday homes.

During debate the Planning Officer confirmed that the drainage test results had been reviewed by the local flood authority and they were content with the results. He explained should the application be approved the siting of the cabins could change at Reserved Matters stage. The Head of Planning clarified that the extant position was for B1 and B2 classification and not just for timber manufacturing. The use of installing fencing to secure people within the site rather than stock proofing to stop livestock coming in was discussed.

One Member suggested the owner should be asked to upgrade the WiFi and secure broadband for the site and for local residents. The Monitoring Officer responded stating it could not be a condition as there was no policy for such a condition within the adopted Joint Local Plan. Some Members felt that holiday makers would use a car more than they would to cycle from the site or walk to catch a bus at the end of the lane siting the A3079 as a busy main route.

A Member asked the Committee to think carefully on their decision given the extant position and how an Inspector would view the decision should it go to appeal.

Accordingly, after discussion and debate it was proposed and seconded and

Resolved that:

The application be granted with Conditional Consent with the addition of two conditions; boundary treatments installed prior to occupation; and for no one group to be in occupancy for longer that a 6 week period.

6. **Planning Appeals Update**

*DM&L.6

The Head of Planning updated the Members on the recently determined planning appeals. He explained that currently Appeals were taking on average 104 weeks to go to a hearing. 44-54 weeks for an appeal decisions from a SAR letter to a decision being issued.

7. **Update on Undetermined Major Applications**

*DM&L.7

The Head of Planning took Members through the undetermined Major applications. The Monitoring Officer gave the Committee an update on the progress on the Plymouth Road application.

The Meeting concluded at 11.45 am

Signed by:

Chairman
