

WEST DEVON PLANNING & LICENSING COMMITTEE



West Devon
Borough
Council

Minutes of a meeting of the **West Devon Planning & Licensing Committee** held on **Tuesday, 7th March, 2017 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 Cann OBE
Cllr Mott
Cllr Pearce

In attendance:

Councillors:

Cllr Evans
Cllr Musgrave

Cllr Leech
Cllr Sheldon

Officers:

James Kershaw

Environmental Health Senior
Specialist

Sue Nightingale
Patrick Whymer

Solicitor
COP Lead DM

DCC Highways Officer

58. **Declarations of Interest**

***P&L 58**

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

Cllr C Mott declared a disclosable pecuniary interest in application **0788/16/OPA**: Outline application for erection of 7 dwellings – Land adjacent to Station Road, Bere Ferrers by virtue of the applicant doing

business with her husband. She left the room for the duration of the debate and vote on this item;

Cllrs L J G Hockridge and T G Pearce both declared a personal interest in application **0788/16/OPA**: Outline application for erection of 7 dwellings – Land adjacent to Station Road, Bere Ferrers by virtue of knowing the applicant. They both remained in the meeting and took part in the debate and vote thereon;

Cllr J Yelland declared a personal interest in application **3644/16/OPA**: Outline application with all matters reserved for the construction of three houses – land west of Willow Tree Close, Okehampton by virtue of being a member of the Town Council. She remained in the meeting and took part in the debate and vote thereon;

Cllr T G Pearce also 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.

59. **Confirmation of Minutes**

***P&L 59**

The Minutes of the Planning and Licensing Committee Meeting held on 7th February 2017 were confirmed and signed by the Chairman as a correct record.

60. **Planning Applications**

***P&L 60**

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: 0788/16/OPA Ward: Bere Ferrers**

Site Address: Land adj. to Station Road, Bere Ferrers

Outline application for erection of 7 dwellings

Speakers included: Objector – Mr Roger White: Supporter – Mr Ed Perse: Parish Council – Cllr Brian Lamb: Ward Member – Cllr Musgrave

RECOMMENDATION: That delegated authority be given to the Community of Practice Lead Development Management, in consultation with the Committee Chairman, to grant conditional planning permission subject to the signing of a section 106 Agreement

During discussion, Members noted that the application was within the AONB and outside the development boundary of the village. The differing views of the AONB and the Landscape Officer put Members in a difficult position. Several Members noted that the application did not meet any identified local need in terms of housing. Members were concerned that the proposal did not follow the linear development of the village. The emerging Neighbourhood Plan and Joint Local Plan were mentioned, although it was accepted that little weight could be given to either document at this stage. Concerns were also raised regarding highways issues and drainage on the site.

The proposal to conditionally approve the application was **PROPOSED, SECONDED** and on being put to the vote, unanimously declared **LOST**.

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

The proposed Urban form of development in the open countryside will lead to adverse harm to the visual appearance and the character of the of AONB and, as such does not comprise sustainable development which is contrary to policies NE10 of the adopted West Devon Lical Plan, policies SP1 and SP17 of the adopted West Devon Core Strategy and paragraphs 7, 8, 14, 17 and 115 of the NPPF and polices 1 2 & 3 of the emerging JLP

COMMITTEE DECISION: Refusal

(b) Application No: 3644/16/OPA Ward: Okehampton North

Site Address: Land west of Willow Tree Close, Okehampton

Outline application with all matters reserved for the construction of three houses

Speakers included: Supporter – Mr Steve Blakeman: Ward Member – Cllr T F Leech

RECOMMENDATION: Conditional Approval

COMMITTEE DECISION: Conditional Approval

(c) Application No: 3244/16/OPA Ward: Milton Ford

Site Address: Land adjacent to Ashton Court, Lamerton

Outline permission with some matters reserved for proposed erection of 5 dwellings and improvement to access

Speakers included: Parish Council – Cllr John Edgar: Ward Member – Cllr R E Baldwin

RECOMMENDATION: Conditional Approval

COMMITTEE DECISION: Conditional Approval

(d) Application No: 1535/16/FUL Ward: Tavistock South West

Site Address: The Poplars, Westbridge Industrial Estate, Tavistock, Devon PL198DE

Proposed development of 7 apartments

Speakers included: Supporter – Mr Mike Williamson: Ward Member – Cllr J Evans

RECOMMENDATION: Conditional Approval

During discussion, one Member stated that the proposal would help to improve the look of the site. However, Members stated their concerns in respect of residential use of the site, particularly as it would prevent growth of businesses and could jeopardise the employment use of the surrounding area. Previous appeal decisions were referred to by the Ward Member and during discussion.

The proposal to conditionally 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, as outlined by a Planning Inspector in relation to a previous application on this site:

1. This is an inappropriate location for residential development given the position close to commercial uses and potential impacts upon living conditions at the proposed flats.
2. This proposal would reinforce an undesirable pattern of development contrary to policy H28 of the Local Plan.
3. The proposal could also hamper the development as well as expansion of small businesses contrary to strategic policy 10 of the Core Strategy.
4. The proposal would not comply with the advice in the NPPF aimed at providing high quality homes as well as supporting businesses.

COMMITTEE DECISION: Refusal

(e) **Application No: 2997/16/ADV Ward: Tavistock South West**

Site Address: 142-152 Plymouth Road, Tavistock PL19 9DS

Advertisement consent for proposed totem (pylon)

RECOMMENDATION: Conditional Approval

During discussion Members were advised that advertisement consents were the subject of a different set of regulations and as such, only highway safety and visual impact could be considered. Members noted that there were already two totem signs in the vicinity, and were concerned about the cumulative impact of adding a third.

The proposal to conditionally approve the application was **PROPOSED, SECONDED** and on being put to the vote, unanimously declared **LOST**.

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

Visual impact on the street scene, and cumulative impact of a further sign adding to the sense of clutter.

COMMITTEE DECISION: Refusal

61. **Planning Appeals Update**

***P&L 61**

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

Members discussed an allowed appeal on the presented list, and were disappointed that the Inspector had come to a decision that was out of line with previous decisions. Members agreed that a letter should be directed to the Inspector, to register their concerns on this specific decision.

62. **Planning Performance Indicators**

***P&L 62**

The COP Lead Development Management presented the Performance Indicators and outlined the key information for Members consideration.

The Meeting concluded at 1.30 pm

Signed by:

Chairman
