

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, 23rd January, 2018** at **10.00 am** at the **Chamber - Kilworthy Park**

Present: **Councillors:**

Chairman Cllr Sanders
Vice Chairman Cllr Roberts

Cllr Baldwin
Cllr Leech
Cllr Moyse
Cllr Parker

Cllr Cheadle
Cllr Mott
Cllr Musgrave
Cllr Yelland

In attendance:

Councillors:

Officers:

43. **Apologies for Absence**

***DM&L 43**

Apologies for absence were received from Cllr W G Cann OBE for whom Cllr T F Leech substituted, from Cllr L J G Hockridge for whom Cllr C R Musgrave substituted, from Cllr T G Pearce for whom Cllr R Cheadle substituted.

44. **Declarations of Interest**

***DM&L 44**

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

Cllr TF Leech declared a personal interest in application **1551/17/FUL**: Proposed development of change of use of land to agriculture/agricultural contracting and the erection of two buildings –

Coursebeer House, Whiddon Down, by virtue of being acquainted with the owner of the nearby listed building, and he remained in the meeting and took part in the debate and vote thereon;

Cllr J Yelland declared a personal interest in application **2793/17/FUL**: Application for proposed barn conversion to two dwellings – Barns adjacent to Lower Chichacott, Chichacott Road, Okehampton, by virtue of knowing one of the applicants, and she remained in the meeting and took part in the debate and vote thereon.

45. **Items Requiring Urgent Attention**

***DM&L 45**

The Chairman advised that two applications originally shown on the agenda had been withdrawn since the agenda had been published and would therefore not be discussed today. They were:

2236/17/OPA: Outline application (all matters reserved apart from means of access) for the demolition of existing structures and site redevelopment to provide up to 125 dwellings (including the refurbishment of Hazeldon House), associated access, parking, circulation, open space, landscaping and supporting infrastructure (including retaining structures) – Former Hazeldon Preparatory School, Mount Kelly College, Parkwood Road, Tavistock; and

1987/17/FUL: Erection of a 2 storey 3 bedroomed house, a separate single garage and parking for 2 vehicles – Hayfield House, Hayfield Road, Exbourne

46. **Confirmation of Minutes**

***DM&L 46**

The Minutes of the Development Management and Licensing Committee Meeting held on 12 December 2017 were confirmed and signed by the Chairman as a correct record.

47. **Planning Applications and Enforcement Reports**

***DM&L 47**

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: 1551/17/FUL Ward: South Tawton

Site Address: Coursebeer House, Whiddon Down, EX20 2QZ

Proposed development of change of use of land to agriculture/agricultural contracting (B8) and the erection two buildings

Case Officer Update: Following the site inspection, additional consultation with the drainage engineer was carried out. The drainage engineer maintained their stance of no objection, but also recommended that the standard percolation testing / drainage strategy

condition was added due to the need to control surface water runoff from the hardstanding.

Speakers included: Supporter – Mr Doug Wynne; Parish Council Representative – Cllr Andrew Sampson

RECOMMENDATION: Conditional Approval

COMMITTEE DECISION: Conditional Approval

During discussion, Members sought clarity on the conditions required for the proposal, and to prevent the buildings being used at a later date for other uses. It was agreed that existing Condition 5 would be amended and an additional standard condition would be added to cover drainage issues.

(b) Application No: 2793/17/FUL Ward: Okehampton North

Site Address: Barns adjacent to Lower Chichacott, Chichacott Road, Okehampton

Application for proposed barn conversion to two dwellings

Case Officer Update: Agent sent in letter to in response to Ward Member's reasons for calling application to Committee, reiterated view that from heritage aspect development of the barns would be in best long term interest, ecology issues have been addressed within submission and affordable homes issue should have no bearing on this case. Planning permission has already been granted for 375 dwellings (including some affordable) on land to the north of Crediton Road.

Speakers included: Objector – Mr Smith; Supporter – Mr Brian Brooks

RECOMMENDATION: Conditional Approval

COMMITTEE DECISION: Conditional Approval

48. **Application for works to a Tree within a Conservation Area report**
***DM&L 48**

Application No: 4335/17/TCA Ward: Buckland Monachorum

Site Address: Cruets, The Village, Buckland Monachorum

Case Officer Update: None

RECOMMENDATION: The Council does not serve a Tree Preservation Order on the tree and the works are allowed.

COMMITTEE DECISION: The Council does not serve a Tree Preservation order on the tree and the works are allowed.

49. **Planning Appeals Update**

***DM&L 49**

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

50. **Fees and Charges 2018/19**

DM&L 50

Members were presented with a report that sought approval of the proposed fees and charges set out in presented Appendix A, for recommendation to Council.

During discussion, a number of Members stated that the fees were reasonable and agreed to principle of the fees being charges.

It was then:

RESOLVED:

That Council be **RECOMMENDED** to approve the fees and charges as set out in presented Appendix A.

The Meeting concluded at 12.05 pm

Signed by:

Chairman
