

WEST DEVON DEVELOPMENT MANAGEMENT AND LICENSING COMMITTEE



Minutes of a meeting of the **West Devon Development Management and Licensing Committee** held on **Tuesday, 20th March, 2018** at **11.00 am** at the **Chamber - Kilworthy Park**

Present: **Councillors:**

Chairman Cllr Sanders
Vice Chairman

Cllr Baldwin
Cllr Moyse
Cllr Yelland

Cllr Cann OBE
Cllr Pearce

In attendance:

Councillors:
Cllr Evans
Cllr Lamb

Officers:
CoP Lead – Development Management
CoP Lead – Strategic Planning
Senior Specialist – Development Management
Highways Officer
Planning Specialist
Solicitor

51. **Apologies for Absence**
***DM&L 51**

Apologies for absence were received from Cllr A Roberts for whom Cllr J Evans substituted; Cllr C Mott for whom Cllr B Lamb substituted; Cllr L J G Hockridge and Cllr G Parker.

52. **Declarations of Interest**
***DM&L 52**

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

Cllr J Yelland declared a personal interest in application **0032/18/OPA**: Outline application (with some matters reserved) for 50no. dwellings - Land at SX603952, South of Exeter Road, Okehampton, by virtue of having been contacted by objectors to the application, being a member of Okehampton Hamlets Parish Council, and a member of the Railway Forum, and remained in the meeting and took part in the debate and vote thereon;

Cllr J Evans declared a personal interest in application **3792/17/OPA**: Outline planning application with all matters reserved for erection of a dwelling – Land at SX442753, Western edge of Ottery, Tavistock, by virtue of being a member of Lamerton Parish Council. She had taken part in the debate and vote at the Parish Council meeting based on the information available at that time, and would now listen to the presentation, the speakers and the debate before taking part in the debate and vote thereon;

Cllr B Baldwin declared a personal interest in application **3792/17/OPA**: Outline planning application with all matters reserved for erection of a dwelling – Land at SX442753, Western edge of Ottery, Tavistock, by virtue of having met the applicant prior to the Committee site visit and he remained in the meeting and took part in the debate and vote thereon;

Cllr P R Sanders declared a personal interest in application **3792/17/OPA**: Outline planning application with all matters reserved for erection of a dwelling – Land at SX442753, Western edge of Ottery, Tavistock, by virtue of the applicant being known to him and he remained in the meeting and took part in the debate and vote thereon;

Cllr P R Sanders declared a personal interest on behalf of all Committee members in application **0032/18/OPA**: Outline application (with some matters reserved) for 50no.dwellings - Land at SX603952, South of Exeter Road, Okehampton, by virtue of them receiving information from the applicant;

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.

53. **Confirmation of Minutes**

***DM&L 53**

The Minutes of the Development Management and Licensing Committee Meeting held on 23 January 2018 were confirmed and signed by the Chairman as a correct record.

54. **Planning Performance Indicators**

***DM&L 54**

In view of the time constraints due to the meeting starting later to accommodate adverse weather conditions, the Chairman asked that

this item be deferred to the next scheduled meeting of the Development Management and Licensing Committee.

55.

Planning Applications

***DM&L 55**

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: 0032/18/OPA Ward: Okehampton South

Site Address: Land at SX603952, South of Exeter Road, Okehampton

Outline application (with some matters reserved) for 50no. dwellings, including 40% affordable (resubmission of 2573/16/OPA).

Case Officer Update: A signed s106 had been received by the Council so the recommendation should be amended to recognise this; Condition 25 should be amended to reference the relevant plan submitted dated 13 March 2018

Speakers included: Objector – Mr Glen Wise; Supporter – Mr Andy McNaughton; Parish Council Representative – Cllr Derek Webber; Okehampton Ward Councillor – Cllr T Leech; Ward Member – Cllr J Yelland

RECOMMENDATION: Conditional Approval, subject to the provisions of the section 106

During discussion, reference was made to the Joint Local Plan hearing that was currently taking place, and to clarify a point made in the presented report, the COP Lead Strategic Planning confirmed that whilst the five year housing land supply could be given no weight in the determination of this application, other policies within the emerging JLP could be given some weight.

COMMITTEE DECISION: Conditional Approval, subject to the provisions of the section 106

(b) Application No: 2472/17/OPA Ward: Bridestowe

Site Address: Development site at SX511893, Town Meadow, Bridestowe

Outline applicaton with some matters reserved for residential development of up to 24 dwellings and associated works

In discussing this application, it became apparent that further information was required in respect of drainage matters. The Chairman therefore agreed that this application be deferred to a future meeting of the Development Management and Licensing Committee.

(c) Application No: 3792/17/OPA Ward: Milton Ford

Site Address: Land at SX442753, Western edge of Ottery, Tavistock

Outline planning application with all matters reserved for erection of a dwelling

Case officer Update: N/A

Speakers included: Supporter – Mr Simon Matthews; Parish Council representative – Cllr John Edgar; Ward Member – Cllr B Baldwin

RECOMMENDATION: Refusal

During discussion, the local Ward Member stated that the development was in the countryside but not isolated and the proposal would have little impact. Other Members agreed that the proposal represented an extension to the linear development within the hamlet.

COMMITTEE DECISION: Conditional Approval

Reasons:

Whilst the new dwelling would be in the countryside it would not be isolated and would be well connected to the hamlet, would contribute to the vitality of the hamlet and would accord with para 55 of the NPPF

56.

Planning Appeals Update

***DM&L 56**

In view of the time constraints due to the meeting starting later to accommodate adverse weather conditions, the Chairman asked that this item be deferred to the next scheduled meeting of the Development Management and Licensing Committee.

The Meeting concluded at 2.10 pm

Signed by:

Chairman
