

Minutes of a meeting of the **WEST DEVON DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held on **TUESDAY** the **9th** day of **NOVEMBER 2021** at **10.00am** in the **COUNCIL CHAMBER, KILWORTHY PARK**

Present: Cllr J Yelland – Chairman
Cllr T Pearce –Vice Chairman

Cllr S Hipsey	Cllr T Leech
Cllr C Mott	Cllr D Moyse
Cllr B Ratcliffe	Cllr M Renders
Cllr T Southcott	Cllr P Vachon

Head of Development Management (PW)
Planning Case Officers (BH and GL)
Monitoring Officer (DF)
Licensing Specialist (NS)
Democratic Services Manager (DW)

***DM&L.23 APOLOGIES FOR ABSENCE**

There were no apologies received for this meeting.

***DM&L.24 DECLARATION OF INTEREST**

Cllrs T Pearce and B Ratcliffe declared a personal interest in all applications by virtue of being Members of the Devon Building Control Partnership. They remained in the meeting and took part in the debate and vote thereon.

Cllr S Hipsey declared a personal interest in planning application number 3030/21/HHO (52 Westmoor Park, Tavistock) by virtue of the applicant being a friend and colleague. Cllr Hipsey confirmed that he was considering the planning application with an open mind and he remained in the meeting and took part in the debate and vote on this application.

***DM&L.25 URGENT BUSINESS**

There was no urgent business brought forward to this Meeting.

***DM&L.26 CONFIRMATION OF MINUTES**

The Minutes of the Development Management and Licensing Committee Meeting held on 12th October 2021 were confirmed as a correct record, subject to the attendance details being amended whereby Cllr Southcott was in attendance (and not Cllr Crozier) as was indicated in the published draft Minutes.

***DM&L.27 CORRECTION OF MINUTES – MEETING DATED 14 SEPTEMBER 2021 (Minute DM&L.19 refers)**

It was **PROPOSED** and **SECONDED** and when put to the vote declared **CARRIED** that:

'The confirmed minutes of the meeting of 14 September 2021 be corrected by the deletion of the words: "However, following a complaint from the residents of 9 Ford Street, Tavistock, that the building of 10 Ford Street would remove their access to natural light, the decision was held in abeyance for the Case Officer to visit No. 9 Ford Street to review the window and light solution" in Minute DM&L 12(b).'

***DM&L.28 PLANNING, LISTED BUILDING, TREE PRESERVATION ORDER AND ENFORCEMENT REPORTS**

The Committee proceeded to consider the application(s) that had been prepared by the Development Management Specialists 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, and **RESOLVED** that:

(a) Application No: 3030/21/HHO Ward: Tavistock South East

Site Address: 52 Westmoor Park, Tavistock

Householder application for replacement of small garage with new store and single storey rear extension with decking

Speakers included:
None

RECOMMENDATION: Conditional Approval

Conditions:

- 1 Standard time limit
- 2 Adherence to plans
- 3 Materials to match
- 4 Surface water drainage
- 5 Adherence to ecological mitigation
- 6 Incidental use only

During discussion, Members expressed their support for the case officer recommendation whereby the application be conditionally approved.

COMMITTEE DECISION: Conditional Approval

(b) Application No: 3087/20/FUL Ward: Exbourne

Site Address: 'Middletown Farmhouse', Sampford Courtenay

Repair and alteration to existing farm buildings to form additional living accommodation

Speakers included:
Applicant – Nicky Courage
Parish Council representative – Marion Pratt (Clerk)
Local Ward Member – Cllr Barry Ratcliffe

RECOMMENDATION: Refusal

Reasons for Refusal Recommendation:

1. The alterations and extensions proposed will harm the historic character of the curtilage listed outbuilding and so are contrary to DEV21.2 of the Joint Local Plan, paragraph 200 of the National Planning Policy Framework and the guidance in the 'Barn Guide' that forms part of the adopted Supplementary Planning Document.
2. The design and materials of the proposed development and the form of the extensions proposed will harm the setting of the grade II listed farmhouse and the character of the conservation area. This is contrary to policies DEV21.1, DEV21.2 and DEV21.6 of the Joint Local Plan and paragraph 200 of the National Planning Policy Framework.
3. The design and materials proposed do not reflect the character of the existing buildings or the local vernacular traditions and so are contrary to DEV20.2 and paragraph 130 of the National Planning Policy Framework.

In discussion, whilst some Members agreed with the supporting views that had been expressed by the supporter and the parish council clerk, the majority of Members echoed the reasons for refusal that had been expressed by the case officer.

COMMITTEE DECISION: Refusal

(c) Application No. 3088/20/LBC

Ward: Exbourne

Site Address: 'Middletown Farmhouse', Sampford Courtenay

Listed Building Consent for repair and alterations to existing farm buildings to form additional living accommodation.

Speakers included:
Applicant – Nicky Courage
Parish Council representative – Marion Pratt (Clerk)
Local Ward Member – Cllr Barry Ratcliffe

RECOMMENDATION: Refusal

Reasons for Refusal Recommendation:

1. The alterations and extensions proposed will harm the historic character of the curtilage listed outbuilding and so are contrary to DEV21.2 of the Joint Local Plan, paragraph 200 of the National Planning Policy Framework and the guidance in the 'Barn Guide' that forms part of the adopted Supplementary Planning Document; and
2. Inadequate information has been provided to indicate how the historic fabric of the building will be conserved and repaired. The proposal is, therefore, contrary to the aims of DEV21 and paragraphs 6.51 and 6.52 of the Supplementary Planning Document. The information supplied does not meet the needs of paragraph 194 of the National Planning Policy Framework.

COMMITTEE DECISION: Refusal

***DM&L.28 PLANNING APPEALS UPDATE**

The Head of Development Management updated the Members on the recently determined planning appeals. In so doing, he made particular reference to:

- the Inspector decision relating to planning application number 3110/20/HHO (16 Mill Hill Cottages, Tavistock) being particularly interesting and worthy of being absorbed by Members;
- lessons to be learned by officers in relation to decision 4211/20/HHO (Bradford Cottages, Road from Fairfield to South Lodge Buckland Monachorum);
- the decision relating to 0321/20/OPA (Land north of Brandize Cottage, Folly Gate). During the debate, a Member expressed his disappointment at this appeal decision and was of the view that the outcome was in contradiction to the adopted Joint Local Plan.

***DM&L.29 UNDETERMINED MAJOR APPLICATIONS REPORT**

The Head of Development Management provided the Committee with an update on each of the undetermined Major applications that were listed in the published agenda papers.

DM&L.30 THREE-YEARLY REVIEW OF GAMBLING STATEMENT OF LICENSING PRINCIPLES

The Licensing Specialist presented a report that sought a recommendation from the Committee to adopt the draft Gambling Statement of Licensing Principles (as set out at Appendix A of the published agenda report).

It was then:

RECOMMENDED

That the Development Management and Licensing Committee has considered the amended draft Gambling Statement of Licensing Principles and the responses received during the public consultation exercise and **RECOMMENDS** to Council that the amended Principles (as set out at Appendix A of the published agenda report) be adopted for the period from 31 January 2022 to 30 January 2025.

(The Meeting terminated at 11.25am)

Chairman