

At a Meeting of the **DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held at the Council Chamber, Council Offices, Kilworthy Park, Drake Road, **TAVISTOCK** on **TUESDAY** the **30th** day of **MAY 2017** at **10.00am**

Present: Cllr P R Sanders – Chairman

Cllr L J G Hockridge	Cllr C Mott
Cllr G Parker	Cllr T G Pearce
Cllr A Roberts	Cllr J Yelland

COP Lead Development Management (PW)
Solicitor (SN)
Specialists Development Management (AHS, JG)
Specialist Democratic Services (KT)
Senior Specialist Affordable Housing (AR)
DCC Highways Officer (PT)
PCC Viability Officer (JM)

In attendance: Cllrs R F Cheadle, M B Davies and T F Leech

***DM&L 01 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs R E Baldwin, W G Cann OBE and Cllr D E Moyses.

***DM&L 02 DECLARATION OF INTEREST**

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

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.

***DM&L 03 CONFIRMATION OF MINUTES**

The Minutes of the Planning and Licensing Committee Meeting held on 24th April 2017 were confirmed and signed by the Chairman as a correct record.

***DM&L 04 PLANNING PERFORMANCE INDICATORS**

The COP Lead Development Management presented the latest set of Performance Indicators and outlined the key information for Members consideration. In response to comments regarding reduction in income, he asked Members to note that alongside this was an increase in the number of applications received. Members were updated with the latest information in respect of enforcement cases and confirmed that they wanted to continue to see a distinction between the 'backlog' cases and the cases registered since March 2016.

***DM&L 05 PLANNING, LISTED BUILDING, TREE PRESERVATION ORDER AND ENFORCEMENT REPORTS**

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: 4005/16/FUL Ward: Buckland Monachorum

Site Address: Land adjacent to Yelverton Business Park, Crapstone

Three business units, 960sqm Use B1(c) light industrial/ Use B2 general industrial/ Use B8 Storage and Distribution, together with associated access, parking and landscaping

Speakers included: Objector - Mr Michael Wood: Supporter – Mr Phil Greeno: Ward Member – Cllr Cheadle

RECOMMENDATION: Conditional Approval

The Case Officer responded to a number of questions of clarity following his presentation. Members discussed the Joint Local Plan and the Neighbourhood Plan, and the weight that should be given to these emerging documents. During discussion, Members considered the balance between the provision of employment land and the landscape impact. The officer recommendation of Conditional Approval was **PROPOSED, SECONDED** and on being put to the vote, unanimously declared **LOST**. An alternative proposal of Refusal of the application was then **PROPOSED, SECONDED** and on being put to the vote, unanimously declared **CARRIED**.

COMMITTEE DECISION: Refusal

Reasons:

The proposal would result in the development of new buildings, associated parking and access on an unallocated greenfield site, outside the settlement boundary in a sensitive rural environment within the Tamar Valley AONB on the edge of Dartmoor National Park. The location and scale of the development would be detrimental to the natural beauty and quiet enjoyment of the AONB and the Dartmoor National Park contrary to Policies SP5 and SP17 of the adopted West Devon Core Strategy; Policy NE10 of the West Devon development Policies DPD; Policies DEV24 and DVE 27 of the emerging Joint Local Plan; the policies within the emerging Buckland Monachorum Neighbourhood Plan and paragraph 115 of the NPPF.

(b) Application No: 4006/16/FUL Ward: Buckland Monachorum

Site Address: Land adjacent to Yelverton Business Park, Crapstone

Meeting hall (for Plymouth Brethren Christian Church) and associated access parking and landscaping

Speakers included: Objector – Mr Michael Wood: Supporter – Mr John Shephard: Ward Member – Cllr Cheadle

RECOMMENDATION: Conditional Approval

In introducing the application, the case officer advised that following representations received, the wording of Condition 11 should be amended as follows:

The proposed building shall only be used as a place of worship and religious instruction (including limited equipment storage for the Rapid Relief Team and for no other purpose including any other purpose in Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification.

During discussion, Members raised similar concerns to those expressed during the discussion of the previous application, 4005/2016. Members queried whether the application should include a storage use classification. Members appreciated the work of the Rapid Relief Team but had to balance this against why the building had to be on a greenfield site within the AONB.

COMMITTEE DECISION: Refusal

Reasons:

The proposal represents unsustainable development by virtue of its location outside of the settlement boundary and scale which would be detrimental to the Natural Beauty and quiet enjoyment of the Tamar Valley AONB and Dartmoor National Park contrary to Policies SP5 and SP17 of the adopted West Devon Core Strategy; Policy NE10 of the West Devon development Policies DPD; Policies DEV24 and DVE 27 of the emerging Joint Local Plan; the policies within the emerging Buckland Monachorum Neighbourhood Plan and paragraph 115 of the NPPF.

(c) Application No: 4059/16/VAR Ward: Okehampton North

Site Address: Land North of Crediton Road, Okehampton

Variation of conditions 3 (approved plans) and 21 (to allow phase 1 to start from joint school access and provision of roundabout as part of phase 2) following grant of planning consent 01089/2013

Speakers included: Supporter – Mr Robin Upton; Ward Member (on behalf of fellow Ward Members) – Cllr Leech

RECOMMENDATION: Delegate to COP Lead Development Management in consultation with the Chairman of Development Management and Licensing Committee to grant permission subject to completion of s106 agreement which ties this amended decision to the obligations of the original approval

COMMITTEE DECISION: Delegate to COP Lead Development Management in consultation with the Chairman of Development Management and Licensing Committee to grant permission subject to completion of s106 agreement which ties this amended decision to the obligations of the original approval

***DM&L 06 PLANNING APPEALS UPDATE**

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

(The Meeting terminated at 1.40 pm)

Dated this

Chairman