

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, 13th December, 2022** at **11.00 am** at the **Chamber - Kilworthy Park**

Present: **Councillors:**

Chairman Cllr Yelland
Vice Chairman Cllr Pearce

Cllr Cheadle (as Substitute)	Cllr Leech
Cllr Mott	Cllr Moyse
Cllr Ratcliffe	Cllr Renders
Cllr Southcott	

In attendance:

Officers:
Head of Development Management
Senior Specialist - Planning
Monitoring Officer
Democratic Services Officer

28. **Apologies for Absence**

*DM&L.28

Apologies were received from Cllr Heyworth and Cllr Spettigue. Cllr R Cheadle substituted for Cllr Spettigue.

29. **Declarations of Interest**

*DM&L.29

Members and officers were invited to declare any interests in the items of business to be considered during the course of this meeting.

30. **Items Requiring Urgent Attention**

*DM&L.30

There was no urgent business brought forward to this meeting.

31. **Confirmation of Minutes**

*DM&L.31

The minutes from the meeting held on 8 November were approved subject to the deletion of the words 'The application would still be recommended for refusal' in the draft minute DM&L.27, update on Major applications on application 4004/21/FUL.

32. **Planning Applications**

*DM&L.32

The Committee proceeded to consider the report that had been prepared by the relevant Principle Planning Officer on the following Application and considered also the comments of the Town and Parish Council together with other representations received, which were listed within the presented agenda report and summarised below:

(a) Application No: 2961/22/VAR

Ward: Hatherleigh

Site Address: Solar Farm, Willsland, Highampton.

Development: Application for variation of condition 12 (removal of equipment and site restoration) on Appeal Decision APP/Q1153/A/11/2164421 (01537/2011) to extend the operational life of the solar farm.

Recommendation: Conditional Approval

Conditions:

1. Variation of time
2. No additional external lighting
3. No additional plant and machinery
4. Adherence to recommendations of approved Habitat Survey

Key Issues for consideration: Principle of development, Design/Visual Impact, Neighbour Amenity, Highways, Carbon Reduction.

Speakers: **Supporter:** Juliette Bustamante (Agent)
Ward Member: Cllr Clare Kemp

Cllr Kemp spoke to give the views of Highampton Parish Council. The views of the Parish Council was that there was no advantage in granting an extension.

In response to a Member question as to if a panel needed to be replaced would planning permission be required, the Planning Officer confirmed not if it were for like for like replacement.

In debate having considered the key issues Members concluded that there was no material reason to refuse the application.

Committee Decision: Approval –Conditional Consent

Conditions:

1. Variation of time
2. No additional external lighting
3. No additional plant and machinery
4. Adherence to recommendations of approved Habitat Survey

33. Planning Appeals Update

*DM&L.33

The Head of Development Management took Members through the Appeals Update.

34. Update on Undetermined Major Applications

*DM&L.34

Members were given the progress on undetermined major applications and in particular the proposed development at Devonshire Gardens was raised in regard to the proposed attenuation tank to sit under the allotments. Talks are ongoing with the drainage authority to find out how deep the tank would be positioned.

The Meeting concluded at 11.40 am

Signed by:

Chairman
