

Minutes of a meeting of the **WEST DEVON DEVELOPMENT MANAGEMENT & LICENSING COMMITTEE** held on **TUESDAY** the **14th** day of **SEPTEMBER 2021** at **10.00am** at the **CHAMBER, KILWORTHY PARK**

Present: Cllr J Yelland – Chairman

Cllr R Cheadle	Cllr P Crozier
Cllr S Hipsey	Cllr T Leech
Cllr C Mott	Cllr D E Moyse
Cllr B Ratcliffe	Cllr P Vachon

Senior Development Management Officer (AHS)
Highways Officer, Devon County Council (PT)
Solicitor (DF)
Heritage Officer (GL)
Democratic Services Officer (JY)

***DM&L.8 APOLOGIES FOR ABSENCE**

There were apologies received from Cllr Renders.

***DM&L.9 DECLARATION OF INTEREST**

Members were invited to declare any interests in the items of business to be considered. Cllr T Leech declared a disclosable pecuniary interest in application 0136/21/ARM due to his long term involvement with, and cited objection to, this proposal. Cllr Leech left the Committee Room for this application and did not vote thereon.

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 J Yelland declared an interest in application 0136/21/ARM as she had been contacted, as Ward Member, by an objector to the application, to clarify the speaking process. However she remained of an open mind and prepared to listen to all views, therefore she remained in the meeting and took part in the debate and vote thereon.

***DM&L.10 URGENT BUSINESS**

There was no urgent business brought forward to this Meeting.

***DM&L.11 CONFIRMATION OF MINUTES**

The Minutes of the Development Management and Licensing Committee Meeting held on 15th June 2021 were confirmed as a correct record.

***DM&L.12 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: 0136/21/ARM Ward: Okehampton South

Site Address: "Land at SX 603 953", Exeter Road, Okehampton

**Development: READVERTISEMENT (revised plans received)
Application for approval of reserved matters following outline approval 0032/18/OPA for 50 No. dwellings, including 40% affordable**

Speakers included:

Objector – Mr Simon Thomas
Agent – Ms Eve Somerville, Persimmon Homes
Ward Member – Cllrs Yelland and Vachon

RECOMMENDATION: Conditional Approval

Conditions list in brief:

- 1. Standard Reserved Matters time limit**
- 2. Adherence to plans list**
- 3. Gates to be 1.8m high and lockable from both sides**
- 4. Delivery of landscape scheme**
- 5. Electric Vehicle Charging Points (EVCP) provided prior to occupation of plot**
- 6. Solar panels prior to occupation of plot**
- 7. Natural stone specification and construction**
- 8. Obscure glazing to bathrooms facing Moorcroft**
- 9. The render units shall be treated with a biocide water-based masonry wash prior to their first occupation unless otherwise agreed in writing by the LPA.**

Reason: To ensure the quality and appearance of the development in the future.

The Planning Officer gave the Committee Members an update on the application and confirmed that appearance, layout, and scale were the only areas to be decided at this Committee meeting. An additional condition had been proposed which required an additive to be added to the render to minimise render-streak.

Devon County Council Highways Officer clarified that access to the site had already been granted and that the layout within the site was for consideration at this Committee. He confirmed that Section 106 monies would be used to review the speed limit in the surrounding areas and, should this application be approved, the review would be carried out before construction commenced. In keeping with current practice, the estate would have no pavements within but serviced by grass verges

instead. This would help maintain an appearance of ruralisation in this sensitive location. The issue of who would maintain the verges was not yet determined as the road would not necessarily be offered for adoption to Devon County Council.

Further to questions from Members it was confirmed that the roof tiles would be plain concrete and that the Supplementary Planning Document's reference to slate tiles was a guidance and not a requirement. The Case Officer confirmed that the only Permitted Development to have been removed at outline was with regards to windows facing Moorcroft Close.

Following a question to the applicant's agent, it was confirmed that the applicant would be willing to review the number of properties with solar panels and the application, if approved, would be subject to receiving an amended plan showing additional PV on rooves.

If approved, the responsibility for the bins around the play area would be determined at a later stage. The Case Officer confirmed that the well would be capped and was at a distance from any building, with several trees around the area.

Following a Member's question to the agent, it was confirmed that the site was currently due to be supplied with gas central heating but the applicant would be willing to look at a community energy system.

During discussion the percentage of affordable housing and the layout of the site was commended.

COMMITTEE DECISION: Revised recommendation members voted on was: 'Delegated to Head of Practice to conditionally approve subject to additional condition to secure render additive and subject to the receipt of an acceptable roof plan showing additional solar PV panels'

(b) Application No. 1355/19/FUL Ward: Tavistock North

Site Address: 10 Ford Street, Tavistock.

**Development: READVERTISEMENT (Revised plans received)
Erection of 6 flats, 1 cottage and associated car parking
(Resubmission of 2147/17/FUL)**

Speakers included:

Objector- Dr Iain Ogilvie
Agent – Ms Kate Price
Ward Member – Cllr Steve Hipsey

RECOMMENDATION: Delegate to Head of Development Management for Conditional approval subject to completion of an acceptable S106 agreement

Pre-commencement conditions:

- 4 – highways**
- 5 – CMP**
- 6 – WSI**
- 20 – flood protection**

Conditions:

- 1. Standard Time Limit**
- 2. Accordance with plans**
- 3. Drainage**
- 4. Highways**
- 5. CMP highways**
- 6. WSI Archaeology**
- 7. Unexpected contamination condition**
- 8. DEV32 condition re green energy/sustainability**
- 9. Electric Vehicle Charging Pints (EVCP)**
- 10. Landscaping condition (hard and soft including boundaries). Notwithstanding the information provided full details of the materials, design and installation of all lintols, voussoirs and sills shall be agreed in writing with the LPA. These items shall be installed and retained as agreed.
Reason: In order to ensure that the development complements the special character of the conservation area and world heritage site.**
- 11. South eastern and north eastern windows serving bathrooms to be top hung and obscure glazed prior to occupation and remain as such in perpetuity.**
- 12. South eastern side bay windows to be obscurely glazed as shown in plan 2163 (PL-)11 Rev G**
- 13. Submission of a plan showing the integration of bat and bird boxes to be installed prior to occupation and retained thereafter**
- 14. Stonework sample panel**
- 15. Full details of the materials, design and installation of all lintols, voussoirs and sills.**
- 16. Installation full details of the oriel windows and balustrades,**
- 17. Materials samples**
- 18. Window and door details and materials**
- 19. Slate sample and fixing**
- 20. Flood protection**

Section 106 Agreement –

- Tamar Valley EMS contribution
- OSSR monies: £12,137 towards improvements to and on-going maintenance of open space and play facilities at The Meadows, Tavistock
- £9,858 towards improvements to and on-going maintenance of sports facilities in Tavistock

The Planning Officer gave the committee members an update on the application's siting in flood zone three but the reasons why this application mitigated building in flood zone three; ie rebuild, sustainable location, regeneration, prominent location in Tavistock. There remained

an outstanding objection from the Environmental Agency but officers felt this was mitigated by lifting internal floor area as high as possible.

The Highways Officer confirmed that the visibility for access was good and he felt that traffic volume would be lower with the new use of the area.

The Case Officer clarified that it was revision g) that was being reviewed for approval, and not revision f) as shown in the presentation.

It was confirmed that the cottage being built was a replacement of a cottage which was historically there. The cottage at No.9 would lose some natural lighting, but the case officer confirmed that No.9 had access to other light and the two little windows on the side of No.9 would be subject to party wall considerations.

The Heritage Officer confirmed that the new cottage would be stone and would fit with the extant cottage and that the reinstatement of this cottage was seen as a positive.

During the debate, the following points were made:

- Members disagreed whether there would be an increase or decrease in vehicular movements with the new scheme, with one Member stating that they would like to have seen a study by an acoustic engineer to evaluate vehicular noise in the area and whether a condition would be needed to negate the noise.
- Several Members commented on the block shape of the building, and its massing, with concern regarding the balconies overlooking the road.
- It was commented that six parking spaces for seven properties was against recommendations in the Supplementary Planning Document

Following a close decision, the Committee passed the application for conditional approval. 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 situation.

COMMITTEE DECISION: conditional approval

***DM&L.13 PLANNING PERFORMANCE INDICATORS**

The Senior Officer, Development Management updated the Members on the Planning Performance Indicators, highlighting rising workloads.

***DM&L.14 PLANNING APPEALS UPDATE**

The Senior Officer, Development Management updated the Members on the decided planning appeals.

***DM&L.15 UNDETERMINED MAJOR APPLICATIONS REPORT**

The Senior Officer, Development Management updated the Members on each of the undetermined Major applications.

(The Meeting terminated at 12:32pm, with a five minute break at 11:18am)

Chairman