

PLANNING COMMITTEE

18 MAY 2021

Present:

Councillors Haines (Chair), Bradford, Bullivant, Clarence, Colclough, H Cox, Hayes, J Hook, Kerswell, MacGregor, Nuttall and Dewhirst (Substitute)

Members in Attendance:

Councillors

Apologies:

Councillors Goodman-Bradbury, Eden, Nutley, Patch, Parker and Jeffery

Officers in Attendance:

Rosalyn Eastman, Business Manager, Strategic Place
Trish Corns, Democratic Services Officer
Christopher Morgan, Trainee Democratic Services Officer

Public Speakers:

Mr Jonathan Gaze
Ms Marion Halburton

40. MINUTES

The minutes of the previous meeting were signed as a correct record by the chair.

The chair signed the minutes of each planning meeting held after March 2020.

41. DECLARATIONS OF INTEREST.

The Chair stated that they were the chair of Devon Building Control Partnership Committee, as the applicant of 20/01961/FUL was the partner of a Devon Building Control officer. He was still able to speak and vote on this item as he considered it to be the same situation as for an employee of the Council.

42. CHAIR'S ANNOUNCEMENTS

43. PLANNING APPLICATIONS FOR CONSIDERATION - TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION AS SET OUT BELOW.

- a) **21/00516/HOU - 5 Sutherland Close, Newton Abbot (Pages 5 - 6)**

Planning Committee (18.5.2021)

The Business Manager gave a presentation on the application to the Committee.

It was proposed by Councillor J Hook and seconded by Councillor MacGregor that permission be granted as set out in the report.

A vote was taken. The result was unanimous – see attached.

Resolved.

Permission be granted subject to the following conditions

1. Standard 3 year for commencement condition
2. Development to be carried out in accordance with the plans

b) **20/01961/FUL - Maize House, Highweek (Pages 7 - 8)**

The Business Manager provided a presentation of the application to the Committee.

Public Speakers, Objector – Spoke on:

- Lack of evidence regarding impact on wildlife
- Concerns about privacy
- Objections from Parish Council
- Concerns about overdevelopment
-

The Business Manager clarified the employment of the applicant for the Committee.

It was proposed by Councillor Haines and seconded by Councillor MacGregor that decision on the application be deferred pending a members' site inspection in order to ascertain information on the access road, the distance from the neighbouring property, and the tree at the top of the access road.

A vote was taken. The result was unanimous – see attached.

Resolved.

Decision be deferred pending a members' site inspection.

c) **21/00608/FUL - Higher Burne Farm (Pages 9 - 10)**

The Business Manager gave a presentation on the application to the Committee.

Public Speaker, Supporter – Spoke on:

- Energy efficient
- Sustainable
- The new dwelling retains the appearance of the current structure

Planning Committee (18.5.2021)

- Biodiversity gain from trees
- New dwelling is only 10cm taller than the current structure

Comments from Councillors included:

- Design is not suitable for countryside
- Reduction in site resulting in two storeys plus underground access.
- What materials will be used on the drive?
- Previous class Q conversions have been approved.

The Business Manager suggested a condition that would ensure that the appropriate materials would be used for the driveway.

It was proposed by Councillor Dewhirst and seconded by Councillor H Cox that permission be granted as set out in the agenda report, as well as a further condition regarding the driveway materials.

A vote was taken – see attached.

Resolved

That permission be granted subject to the following conditions.

1. Standard three year time limit
2. Plans condition
3. The domestic curtilage of the dwelling shall include only the area within the purple line as shown on plan reference ACL.1250.205 received by the LPA on 12th March 2020. The residential garden shall not extend beyond the purple line.
4. Proceed only in accordance with the recommendations of the ecology report
5. Proceed only in accordance with the tree protection measures
6. Provision of bird and bat boxes in accordance with recommendations of the Preliminary Ecological Appraisal
7. Unexpected contamination condition (as was applied to the Class Q approval)
8. Delivery of heat pump etc carbon benefits
9. The driveway material will be delivered as specified on the application form.

44. APPEAL DECISIONS - TO NOTE APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE.

The Committee considered the decisions of the Planning Inspectorate.

Planning Committee (18.5.2021)

The meeting started at 10.00 am and finished at 10.50 am.

Chair
Cllr Mike Haines

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| Voters | 12 | For | 12 | Against | 0 | Abstain | 0 |
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| Clr Bradford-College | | | | | | | |
| Clr Bullivant-NA Bradley | | | | | | | |
| Clr Clarence-Shaldon & S-t-head | | | | | | | |
| Clr Colclough-Ambrook | | | | | | | |
| Clr Dewhirst-Ipplepen | | | | | | | |
| Clr H Cox-Ashburton Buckfast | | | | | | | |
| Clr Haines-Kerswell-w-Combe | | | | | | | |
| Clr Hayes-NA Bushell | | | | | | | |
| Clr J Hook-NA Bushell | | | | | | | |
| Clr Kerswell-Bovey | | | | | | | |
| Clr MacGregor-Bishopsteignton | | | | | | | |
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| Voters | 12 | For | 10 | Against | 0 | Abstain | 2 |
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| Clr Bullivant-NA Bradley | | 10 | | | | | |
| Clr Clarence-Shaldon & S-t-head | | 10 | | | | | |
| Clr Colclough-Ambrook | | | | | | 2 | |
| Clr Dewhirst-Ipplepen | | 10 | | | | | |
| Clr H Cox-Ashburton Buckfast | | 10 | | | | | |
| Clr Haines-Kerswell-w-Combe | | 10 | | | | | |
| Clr Hayes-NA Bushell | | 10 | | | | | |
| Clr J Hook-NA Bushell | | 10 | | | | | |
| Clr Kerswell-Bovey | | 10 | | | | | |
| Clr MacGregor-Bishopsteignton | | | | | | 2 | |
| Clr Nuttall-Kenn Valley | | 10 | | | | | |

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