

PLANNING COMMITTEE

15 FEBRUARY 2023

Present:

Councillors Goodman-Bradbury (Chair), Clarence, Colclough, Dewhirst, J Hook, Nutley and Parker

Members in Attendance:

Councillors Haines

Apologies:

Councillors J Petherick, Bradford, H Cox, Hayes, Jeffery, Kerswell, MacGregor, Nuttall and Peart

Officers in Attendance:

Rosalyn Eastman, Business Manager, Strategic Place
Christopher Morgan, Trainee Democratic Services Officer
Paul Woodhead, Solicitor to the Council
Trish Corns, Democratic Services Officer

26. MINUTES

It was proposed by Councillor J Hook and seconded by Councillor Dewhirst that the minutes of the previous meeting be agreed and signed by the chair.

A vote was taken through raising of hands.

Resolved

That the minutes of the previous meeting be agreed and signed by the Chair.

a) **19/01274/REM - Connybeare Wood, Kerswell-With-Combe (Pages 5 - 6)**

The Business Manager presented the application.

Comments from Councillors included:

- Size of size, including in comparison to local plan and original application
- Concerns over caravan
- Necessary to ensure enforcement capability
- CIL is £339,261
- When was fire?
- Is structure close to main site?
- Public garden centre nearby

- Concerns over road onto site
- Need for animal boxes

Officers clarified that the application is for reserved matters, enforcement was assured, CIL is £250 per square meter, and that there were no highway concerns.

It was proposed by Councillor Dewhirst and seconded by Councillor Parker that permission be granted as set out

A roll call vote was taken, see attached.

Resolved

That permission be granted subject to the following conditions:

1. Works shall proceed in accordance with approved plans.
2. No part of the development hereby permitted shall be commenced until an appropriate ground investigation has been undertaken and the details of the ground investigation have been submitted to and approved in writing by the Local Planning Authority.
3. Prior to development above the damp proof course, samples or details of the materials to be used on the external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Stone shall be locally sourced and laid on its natural bed.
4. The development shall be carried out in accordance with the safeguards and mitigation measures set out in the ecological report. On completion of the works hereby approved, the bat/ecological consultant shall confirm in writing to TDC that the required measures and features have been put in place and are acceptable.
5. The development shall proceed in accordance with the energy efficiency and low carbon measures as set out in the Design and Access Statement. Prior to the occupation of the dwelling, solar panels, an electric vehicle charge point and the green roof shall be installed and ready for commissioning.
6. Prior to the installation of any external lighting on the outside of the building or elsewhere on the site full details including design, siting and illumination-type shall be submitted to the Local Planning Authority for approval.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and reenacting that Order with or without modification) no development of the type described in Class AA of Part 1 shall be constructed.

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

Comments from Councillors included:

- Are nondetermined apps being dealt with
- Felling of silver birches, safety of trees
- Bristol plans for garden dwelling

Planning Committee (15.2.2023)

- One item doesn't specify whether the committee or officer had decided it

Officers clarified that there was an 8 week target period for applications, the need for use of tree consultants, the unclarified decision had been delegated, and that there would need to be a strong case for having a dwelling in a garden.

The Committee noted the appeal decisions made by the Planning Inspectorate.

28. MAJOR DECISIONS SUMMARY

The Committee noted the Major Decisions Summary sheet,

The meeting started at 10.00 am and finished at 10.41 am.

Chair
Linda Goodman-Bradbury

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Planning Recorded Vote Roll Call Minute Item 26a

COUNCILLORS	FOR	AGAINST	ABSTAIN
CLLR JANET BRADFORD			
CLLR CHRIS CLARENCE	X		
CLLR MARY COLCLOUGH	X		
CLLR HUW COX			
CLLR ALISTAIR DEWHIRST	X		
CLLR ROB HAYES			
CLLR JACKIE HOOK	X		
CLLR MIKE JEFFERY			
CLLR AVRIL KERSWELL			
CLLR ANDREW MACGREGOR			
CLLR CHARLES NUTTALL			
CLLR JOHN NUTLEY	X		
CLLR COLIN PARKER	X		
CLLR RON PEART			
CLLR LINDA GOODMAN-BRADBURY	X		
CLLR JOHN PETHERICK			
TOTAL	7		

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