

MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF THE SOUTH MOLTON TOWN COUNCIL HELD IN THE TOWN HALL, SOUTH MOLTON ON TUESDAY 26 MAY 2015 AT 6.15PM

Present: In the Chair Cllr Miss S. Bush
 Town Mayor Cllr D. J. Goodman
 Cllr M. T. Bushell Cllr M. Cornelius
 Cllr Mrs C. E. Lock Cllr S. W. Lock
 Cllr E. J. Moore Cllr D. Worden

In attendance: Mr A. C. Coates – Acting Town Clerk

P1/15 **APOLOGIES FOR ABSENCE**

Nil.

P2/15 **CHAIRMAN'S ANNOUNCEMENTS**

Nil.

P3/15 **DECLARATIONS OF INTEREST**

The following declarations of interest were read out by the Acting Town Clerk:
Cllr Goodman – Personal Interest – Item 5c) – Tenant of this property is my
 Neighbour
 Personal Interest – Item 5f) – Applicant is ex work colleague
Cllr Moore – Personal Interest – Item 5b) – I live in this area but will have no
 impact plus or minus

P4/15 **APPROVAL OF MINUTES**

Planning Committee 28 April 2015
It was RESOLVED that these minutes be approved.

P5/15 **PLANNING APPLICATIONS**

- a) Application No: 59003
Applicant: Mr Timothy Dwyer
Proposal: Erection of one garden shed.
Location: 32 Hugh Squier Avenue, South Molton
It was RESOLVED that it be recommended that this application be approved.
- b) Application No: 59163
Applicant: Mr Desmond Moore
Proposal: Conversion of barn/garage/store to form one dwelling
 garage.
Location: Barn at front of Southern Hay, Cooks Cross, South
 Molton
It was RESOLVED that it be recommended that this application be approved.
Cllr Moore wished to have it minuted that he did not vote on this application.
- c) Application No: 59170
Applicant: Mr Philip Langton
Proposal: Installation of new window at gable end.

Continued ...

Location: Unit 14-15 George Arcade, Broad Street, South Molton

It was RESOLVED that it be recommended that this application be approved.
Cllr Goodman wished to have it minuted that he did not vote on this application.

- d) Application No: 59187
Applicant: Ms Collette Potter
Proposal: Extension to kitchen.
Location: Stumbles, 131-134 East Street, South Molton

It was RESOLVED that it be recommended that this application be approved.

- e) Application No: 59211
Applicant: Mr & Mrs G. Hyde
Proposal: Demolition of single storey side extension and
Erection of two storey extension.

Location: Meadow Croft, Poltimore Close, South Molton

It was RESOLVED that it be recommended that this application be approved.

- f) Application No: 59275
Applicant: Mrs Sally Clarke
Proposal: Extension & alterations to dwelling.
Location: 5 Meadow Park, South Molton

It was RESOLVED that it be recommended that this application be approved.

Cllr Goodman wished to have it minuted that he did not vote on this application.

P6/15 PLANNING DECISIONS

Members noted the planning decisions received from the District Council details of which had been previously circulated.

There being no further business the meeting closed at 6.55pm.

Chairman

Date

P12/15 It was RESOLVED that Application No 59282 be considered at the end of the meeting as the applicant for the following application was in attendance. It was also noted that there were two Item 5 headings on the agenda.

Cllr Worden declared a Prejudicial Interest in the following application and did not take part in the voting process.

P13/15 **PLANNING APPLICATIONS**

- b) Application No: 59346
Applicant: Mr Graham White
Proposal: Erection of dwelling.
Location: Land rear of 80 South Street, South Molton
It was RESOLVED that it be recommended that this application be refused for the following reasons:
- i) The proposed development neither preserves nor enhances the character of the conservation area.
 - ii) No off-street parking provided and on-street parking is very problematic in this area.
 - iii) Such a dwelling is not conducive to healthy living.
 - iv) Members consider this development is an over-intensification of the area.
- c) Application No: 59380
Applicant: Mr Kevin Smith
Proposal: Extension to dwelling.
Location: 17 Tower Park, South Molton
It was RESOLVED that it be recommended that this application be approved.
- d) Application No: 59418
Applicant: Miss G. & Mr C. Kendrick
Proposal: Conversion of 1 no residential unit to 2 no residential units.
Location: 37 South Street, South Molton
It was RESOLVED that it be recommended that this application be refused on the grounds of over-intensification of the site.
- e) Application No: 59432
Applicant: Ms Sharon Bailley
Proposal: Extension to dwelling
Location: 6 Tower Park, South Molton
It was RESOLVED that it be recommended that this application be approved.
- f) Application No: 59443
Applicant: Mr Richard Berridge
Proposal: Conversion of garage to provide full wheelchair access ramp to dwelling including walkway.
Location: 14 Aclands, South Molton
It was RESOLVED that it be recommended that this application be approved.
Cllr S. Lock wished to have it minuted that he voted against this proposal.

P14/15 The time being 7.00pm it was RESOLVED that this meeting be adjourned to enable the Town Council meeting to take place.

Continued ...

The meeting reconvened at 7.58pm

Cllr Goodman declared a Prejudicial Interest in the following application and did not take part in the voting process.

P13/15 (Continued)

- a) Application No: 59282
Applicant: Ms Diane Newman, BAM Construction Ltd
Proposal: Erection of 3 storey educational building (school building, Use Class D1), Sports Hall, Car Parking, Outdoor Sports provision, landscaping & associated works together with demolition of existing school buildings & structures.
Location: South Molton Community College, Alswear Old Road, South Molton

It was RESOLVED that it be recommended that this application be approved subject to the following serious concerns:

- i) The need for clarity about plans for public access to the school facilities, for example there is no clarity as to how public access will be maintained to the All Weather pitch.
- ii) The issues re disabled access if there is only one lift in the main building.
- iii) Lack of general provision for the disabled.

P15/15 **PLANNING DECISIONS**

Members noted the planning decisions received from the District Council details of which had been previously circulated.

There being no further business the meeting closed at 8.32pm.

Chairman

Date

MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF THE SOUTH MOLTON TOWN COUNCIL HELD IN THE GARDEN ROOM, THE AMORY CENTRE, 125 EAST STREET, SOUTH MOLTON ON MONDAY 13 JULY 2015 AT 7.30PM

Present: In the Chair Cllr Mrs S. Yeo
Town Mayor Cllr D. J. Goodman
Cllr M. T. Bushell Cllr Mrs C. E. Lock
Cllr E. J. Moore Cllr D. Worden

In attendance: Mr A. C. Coates – Acting Town Clerk

P16/15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Cornelius and S. Lock.

P17/15 CHAIRMAN'S ANNOUNCEMENTS

Nil.

P18/15 DECLARATIONS OF INTEREST

The following declarations of interest were read out by the Acting Town Clerk:
Cllr Yeo – Prejudicial Interest – Item 5g) – House close by
Cllr Moore – Prejudicial Interest – Item 5f) and 5g) – the applicant is now my neighbour

P19/15 APPROVAL OF MINUTES

Planning Committee 23 June 2015
It was RESOLVED that these minutes be approved.

P20/15 PLANNING APPLICATIONS

- a) Application No: 59460
Applicant: Mr & Mrs P. McCartan
Proposal: Extension & alterations to dwelling & formation of one unit of holiday accommodation.
Location: The Old Rectory, North Road, South Molton
It was RESOLVED that it be recommended that this application be approved.
- b) Application No: 59461
Applicant: Mr & Mrs P. McCartan
Proposal: Listed building application in respect of extension & alterations to dwelling & formation of one unit of holiday accommodation.
Location: The Old Rectory, North Road, South Molton
It was RESOLVED that it be recommended that this application be approved.
- c) Application No: 59476
Applicant: Mr & Mrs G. Hyde
Proposal: Demolition of single storey side extension & erection of two storey extension.
Location: Meadow Croft, Poltimore Close, South Molton
It was RESOLVED that it be recommended that this application be approved.
- d) Application No: 59485

Continued ...

Applicant: Mr & Mrs Tas
Proposal: Erection of dormer window.
Location: 106 East Street, South Molton

It was RESOLVED that it be recommended that this application be approved

- e) Application No: 59509
Applicant: Mr Liam Webb, Wainhomes (Sw) Holdings Ltd
Proposal: Removal of Condition 22 (CSH Pre-assessment) & 23 (Carbon Emissions) attached to planning permission 58050.

Location: Land off Nadder Lane, South Molton

It was RESOLVED that it be recommended that this application be refused as Condition 22 was a material considerations in the Council's acceptance in the first instance.

Cllr Moore declared a Prejudicial Interest in the following item and left the meeting and did not return.

- f) Application No: 59513
Applicant: E. Wilson Esq
Proposal: Conversion of store to form one dwelling.
Location: Land off Raleigh Mead, South Molton
It was RESOLVED that it be recommended that this application be approved.

Cllr Yeoh declared a Prejudicial Interest in the following item and left the meeting.

- g) Application No: 59514
Applicant: E. Wilson Esq
Proposal: Outline planning application (all matters reserved except access) for erection of two dwellings.
Location: Land off Raleigh Mead, South Molton
It was RESOLVED that it be recommended that this application be approved.

Cllr Yeo rejoined the meeting.

- h) Application No: 59572
Applicant: Mrs June Clinton
Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of removal of 1 Monterey Cypress.
Location: 61 Brook Meadow, South Molton
It was RESOLVED that it be recommended a decision is deferred and that a report from a tree expert is requested.

P21/15 **PLANNING DECISIONS**

Members noted the planning decisions received from the District Council details of which had been previously circulated.

There being no further business the meeting closed at 8.15pm.

Chairman Date

MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF THE SOUTH MOLTON TOWN COUNCIL HELD IN THE TOWN HALL, SOUTH MOLTON ON TUESDAY 28 JULY 2015 AT 6.15PM

Present: In the Chair Town Mayor Cllr D. J. Goodman
 Cllr M. T. Bushell Cllr M. Cornelius
 Cllr Mrs C. E. Lock Cllr S. W. Lock
 Cllr E. J. Moore Cllr Mrs S. Yeo

In attendance: Mr A. C. Coates – Acting Town Clerk

P22/15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Worden

P23/15 CHAIRMAN'S ANNOUNCEMENTS

The Mayor, Cllr Goodman, asked that all members of this committee report on time and that they read their agendas prior to the meeting.

P24/15 DECLARATIONS OF INTEREST

The following declaration of interest was read out by the Acting Town Clerk:
Cllr Cornelius – Personal Interest – Item 6b) – Wife distantly related to applicant.

P25/15 APPROVAL OF MINUTES

Planning Committee 28 July 2015
It was RESOLVED that these minutes be approved.

P26/15 SUPPLEMENTARY PLANNING

Cllr Bushell had requested that the North Devon Council's Supplementary Planning Guidance was brought to members attention and members specifically noted the section in respect of Affordable Housing. It was RESOLVED that an informal meeting of this committee is convened in order to discuss Spatial Strategy in respect of planning decisions. The Acting Town Clerk is to speak to the planners and establish what other councils have implemented regarding this matter. Cllr Moore wished to have it noted that he voted against this decision.

The time being 6.23pm Cllr Yeo joined the meeting and took the chair.
The time being 6.25pm Cllrs C. and S. Lock joined the meeting.

P27/15 PLANNING APPLICATIONS

- a) Application No: 58920
Applicant: North Devon Homes
Proposal: Erection of one bungalow (amended plans).
Location: Land at Kingsway, South Molton
It was RESOLVED that it be recommended that this application be approved.
Cllr Moore voted against this proposal.
- b) Application No: 59377
Applicant: Mr G. J. & Mrs S. J. Smaldon

Continued ...

- b) Application No: 59553
 Applicant: Mrs Derrica Hodgson
 Proposal: Outline application for erection of bungalow & garage.
 Location: Garden of Mayfield, Gunswell Lane, South Molton
 The Clerk advised that this application has already been granted permission to proceed and as members had previously recommended approval for the same application in 2012 It was RESOLVED that it be recommended that this application be approved.
- c) Application No: 59646
 Applicant: Mr Neal Northcott
 Proposal: Conversion of store buildings & garages to form 11 en-suite bedrooms.
 Location: 124 East Street, South Molton
 It was RESOLVED that it be recommended that this application be approved providing a pedestrian and vehicular access is established under licence over the car parking land at the rear of the site which is owned by North Devon Council.
- d) Application No: 59668
 Applicant: Miss Katherine Ley
 Proposal: Approval of details in respect of discharge of Condition 4 (window & door detail) attached Planning Permission 57163.
 Location: Rear of 19 Broad Street, South Molton
 It was RESOLVED that it be recommended that this application be approved.
- e) Application No: 59669
 Applicant: Mr James Taylor
 Proposal: Listed building application for installation of secondary glazing units to 3 timber sash windows.
 Location: 41b East Street, South Molton
 It was RESOLVED that it be recommended that this application be approved.
- f) Application No: 59695
 Applicant: HSBC Group PLC
 Proposal: Replacement of external self service machine.
 Location: HSBC, 25 Broad Street, South Molton
 It was RESOLVED that it be recommended that this application be approved.
- g) Application No: 59700
 Applicant: Mr & Mrs V. Puffitt
 Proposal: Demolition of existing ancillary accommodation & erection of 1 residential unit.
 Location: Hendra House, 105 East Street, South Molton
 It was RESOLVED that it be recommended that this application be approved.
- h) Application No: 59708
 Applicant: Miss Lucy Howe
 Proposal: Installation of windows in Unit 1, Unit 2 and Unit 5,
 Location: Lime Field, South Lime Way, Pathfields Business Park, South Molton
 It was RESOLVED that it be recommended that this application be approved.

Continued ...

- i) Application No: 59728
Applicant: McCarthy & Stone Retirement Lifestyles Ltd
Proposal: Siting of: (1) Two flagpoles with advertisement flags (non-illuminated), (2) Two D-Board signs (externally illuminated) & (3) Four hoarding signs (non-illuminated)
Location: Moors Yard, South Street, South Molton

It was RESOLVED that it be recommended that this application be approved subject to (2) Two D-Board signs being non-illuminated. Cllr S. Locked voted against this application.

- j) Application No: 59733
Applicant: Mrs M. A. Bower
Proposal: Erection of one dwelling.
Location: 12 New Road, South Molton

It was RESOLVED that it be recommended that this application be refused as members consider this is an over-intensification of the site and problems regarding vehicular access. Members wished it to be recorded that 4 members voted in favour of refusal, 2 against refusal and 2 abstained.

- k) Application No: 59757
Applicant: Mr & Mrs Norman
Proposal: Extension & alterations to dwelling.
Location: 14 Winston Park, South Molton

It was RESOLVED that it be recommended that this application be approved.

- l) Application No: 59658
Applicant: Mr & Mrs R. Penfold
Proposal: Outline planning application for erection of one dwelling with integral garage (all matters reserved except access & layout).
Location: Land adjacent to Cottage Homes, New Road, South Molton

It was RESOLVED that it be recommended that this application be approved but members consider that a visibility splay could be created from the land outlined in the plan and noted that this access is being regularly used by agricultural vehicles.

P35/15 PLANNING DECISIONS

Members noted the planning decisions received from the District Council details of which had been previously circulated.

There being no further business the meeting closed at 7.55pm.

Chairman

Date

- b) Application No: 59943
Applicant: Mr & Mrs Bateman
Proposal: Extension & alterations to dwelling.
Location: Westmead, Nadder Lane, South Molton
It was RESOLVED that it be recommended that this application be unanimously approved
- c) Application No: 59956
Applicant: South Molton Town Council
Proposal: Listed building application in respect of creation of market holder storage units.
Location: Pannier Market, Broad Street, South Molton
It was RESOLVED that it be recommended that, as this is the Town Council's own application, no formal decision is made and that this application be forwarded to the District Council to determine. Members were pleased that this application had been submitted as it would make use of a disused area.

P42/15 **PLANNING DECISIONS**

Members noted the planning decisions received from the District Council details of which had been previously circulated. It was pointed out that in future the details supplied would give a clearer indication of the District Council decision.

There being no further business the meeting closed at 6.57pm.

Chairman

Date

- c) Application No: 60042
Applicant: BAM Construction Ltd
Proposal: Variation of Conditions 2 (approved plans & documents), Condition 7 (Contamination & remediation works) & 11 (Construction noise) attached to planning permission 59282 (amended description & additional information).
Location: South Molton Community College, Alswear Old Road, South Molton, EX36 4LA

It was RESOLVED that it be recommended that Conditions 2 and 7 be approved and the District Council be requested to ensure noise is kept at a reasonable level and that works are carried out within appropriate sensible working hours in respect of Condition 11.

Cllr Cornelius declared a DPI in the following application and left the meeting.

- d) Application No: 60077
Applicant: Mrs Paula Dormer
Proposal: Conversion of part of shop premises to form one residential unit.
Location: The Medical Hall, 136 East Street, South Molton
It was RESOLVED that it be recommended that this application be unanimously approved.

Cllr Cornelius rejoined the meeting.

- e) Application No: 60114
Applicant: Mr Adrian Russell
Proposal: Conversion of former residential care home to 5 flats & associated works (amendments to approved planning permission 57967).
Location: Bidders Court, Barnstaple Street, South Molton
It was RESOLVED that it be recommended that this application be unanimously approved.

P48/15 SOUTH MOLTON COMMUNITY COLLEGE – LETTINGS POLICY

Cllr Cornelius reported on the above lettings policy and pointed out a couple of errors in the document. It was also pointed out that the document was created as if it was a County controlled school but as the Community College was not a County controlled establishment there were fears that the college might drift away from the aforementioned policies. Members noted the content of this document

There being no further business the meeting closed at 7.00pm.

Chairman

Date

During discussion on the above application Cllrs C. and S. Lock joined the meeting at 6.21pm.

- b) Application No: 60192
Applicant: Mr & Mrs Burroughs
Proposal: Extension to dwelling.
Location: 47 West Street, South Molton
It was RESOLVED that it be recommended that this application be unanimously approved.
- c) Application No: 60199
Applicant: Mrs Jill Benton
Proposal: Extension to dwelling.
Location: 3 Raleigh Park, South Molton
It was RESOLVED that it be recommended that this application be unanimously approved.
- d) Application No: 60215
Applicant: R. Boundy Esq
Proposal: Extension to dwelling.
Location: Lyndhurst, North Road, South Molton
It was RESOLVED that it be recommended that this application be approved.
Cllr Goodman wished to have it minuted that he abstained from voting on this application.
- e) Application No: 60224
Applicant: Mr Richard Saunders
Proposal: Extension & alterations to dwelling to form two dwellings.
Location: 28 Exeter Gate, South Molton
It was RESOLVED that it be recommended that this application be refused on the grounds of over-intensification of the site. Members wished to have it minuted that the votes were 4 to 3 against.

The time being 6.58pm the meeting was adjourned during discussion on the following application.

- f) Application No: 60178
Applicant: BAM Construction Ltd
Proposal: Erection of school buildings together with car parking, outdoor sports provision, landscaping & associated works.
Location: Land off B3226, Exeter Gate, South Molton

The time being 8.20pm the meeting reconvened.

It was RESOLVED that it be recommended that this application be approved in principle but members had serious concerns regarding the following:

- a) Access to the school including the dropping off area
- b) That insufficient consideration has been given to the Local Plan

Continued ...

c) Location of speed limit signage

It was also RESOLVED that the materials shown on the application for the facade should be in keeping with the town and should not be of an industrial appearance.

P55/15 **PLANNING DECISIONS**

Members noted the planning decisions received from the District Council details of which had been previously circulated.

There being no further business the meeting closed at 8.31pm.

Chairman

Date

Inspector stated he was not allowed to finish his comments at the Planning Committee meeting and he also said that the decision was not unanimous. Cllr Cornelius therefore suggested that in the future the votes for and against are specified.

Members noted the planning decisions received from the District Council details of which had been previously circulated.

There being no further business the meeting closed at 6.47pm.

Chairman

Date