

MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF THE SOUTH MOLTON TOWN COUNCIL HELD IN THE TOWN HALL, SOUTH MOLTON ON TUESDAY 27 MAY 2014 AT 6.15PM

Present: In the Chair Cllr M. R. J. Smale
Town Mayor Cllr S. W. Lock
Cllr M. Bushell Cllr Mrs C. E. Lock
Cllr D. Worden

In attendance Mr M. G. Gingell Town Clerk
Mr A. C. Coates Deputy Town Clerk/RFO

P1/14 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Moore.

P2/14 **CHAIRMAN'S ANNOUNCEMENTS**

Nil.

P3/14 **DECLARATIONS OF INTEREST**

Nil.

P4/14 **APPROVAL OF MINUTES**

Planning Committee 13 May 2014
It was RESOLVED that these minutes be approved.

P5/14 **PLANNING APPLICATIONS**

- a) Application No: 57356
Applicant: S. Northcott Esq
Proposal: Demolition of commercial garage & erection of 2 dwellings.
Location: Mill Street Garage, Mill Street, South Molton
It was RESOLVED that it be recommended that this application be approved but members consider that this proposal is an over-intensification of the site.
- b) Application No: 57366
Applicant: Mr Neil Buckingham
Proposal: Advert application to replace advertisement signs with new & creation of archway feature.
Location: W. H. Buckingham, East Street, South Molton
It was RESOLVED that it be recommended that this application be approved.
- c) Application No: 57385
Applicant: Mr & Mrs Menday
Proposal: Extension & alterations to dwelling.
Location: 10 Spearfield Close, South Molton
It was RESOLVED that it be recommended that this application be approved.

Continued ...

The time being 6 33pm Cllr Bushell joined the meeting and did not take part in the discussion on the following application or the voting process thereon.

- d) Application No: 57395
Applicant: Mrs Angela Kingdon
Proposal: Extension to dwelling.
Location: 30 Brook Meadow, South Molton
It was RESOLVED that it be recommended that this application be approved.
- e) Application No: 57407
Applicant: Mr N. Brown
Proposal: Extension to dwelling & conversion of loft.
Location: 15 Spearfield Close, South Molton
It was RESOLVED that it be recommended that this application be approved.
Members noted that North Devon Council had advised that they had quoted the wrong address and the property is No 15 and not 16 Spearfield Close.

P6/14 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 6.45pm.

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 10 JUNE 2014 AT 6.30PM

Present: In the Chair Cllr Mrs. C. Lock
Town Mayor Cllr S. W. Lock
Cllr M. Bushell Cllr D. Worden

In attendance Mr M. G. Gingell Town Clerk
Mr. A. C. Coates Deputy Town Clerk/RFO

P7/14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Moore and Smale.

P8/14 CHAIRMAN'S ANNOUNCEMENTS

Nil.

P9/14 DECLARATIONS OF INTEREST

Nil.

P10/14 APPROVAL OF MINUTES

Planning Committee 27 May 2014
It was RESOLVED that these minutes be approved.

P11/14 PLANNING APPLICATIONS

- a) Application No: 56876
Applicant: Mr Nigel Bedgood
Proposal: Erection of replacement bridge.
Location: Park House, Station Road, South Molton
It was unanimously RESOLVED that it be recommended that this application be approved.

With the time being 6 35pm Cllr Bushell joined the meeting during the debate on the above application and did not take part in the voting process thereon.

P12/14 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 6.42pm.

Chairman.....

Date.....

Location: Land at George Nympton Road, South Molton
It was RESOLVED that it be recommended that this application be approved.
Voting – 2 For, 2 Against, Casting vote in favour by Chairman.

P18/14 **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 6.50pm.

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 8 JULY 2014 AT 6.30PM

Present: In the Chair Cllr M. R. J. Smale
 Town Mayor Cllr S. W. Lock
 Cllr M. Bushell Cllr Mrs C. Lock
 Cllr J. Moore Cllr D. Worden

In attendance Mr M. G. Gingell Town Clerk
 Mr A. C. Coates Deputy Town Clerk

P19/14 APOLOGIES FOR ABSENCE

Nil. The Clerk reported that Cllr Worden would be arriving as soon as possible.

P2014 CHAIRMAN'S ANNOUNCEMENTS

Nil.

P21/14 DECLARATIONS OF INTEREST

Nil.

P22/14 APPROVAL OF MINUTES

Planning Committee 24 June 2014
It was RESOLVED that these minutes be approved.

P23/14 PLANNING APPLICATIONS

- a) Application No: 57591
Applicant: Mr & Mrs Quick
Proposal: Erection of front porch.
Location: 94 Nadder Meadow, South Molton
It was RESOLVED that it be recommended that this application be approved.

The time being 6 39pm Cllr Worden joined the meeting during discussion on the above application and did not take part in the voting process thereon.

- b) Application No: 3666
Applicant: Devon County Council
Proposal: Proposed extension of existing cartilage of the waste transfer site, hard standing, fencing and lighting.
Location: SWM Recycling Transfer Station, Hacche Lane, South Molton

It was RESOLVED that it be recommended that this application be referred back to Devon County Council for their determination and the Clerk is to obtain written confirmation from Mr Ken Miles, Monitoring Officer at NDC regarding his recommendation and reasoning for this application and any similar applications in the future where the Town Council is the owner or landlord. Members wish to challenge his decision and what reasoning was behind his advice for this

Continued ...

particular application as members feel they cannot represent the electorate as the Town Council has an extensive land and property portfolio.

There being no further business the meeting closed at 6.51pm.

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 22 JULY 2014 AT 6.15PM

Present: In the Chair Cllr M. R. J. Smale
Town Mayor Cllr S. W. Lock
Cllr M. Bushell Cllr Mrs C. Lock
Cllr J. Moore

In attendance Mr M. G. Gingell Town Clerk
Mr A. C. Coates Deputy Town Clerk/RFO

This meeting did not commence until 6.27pm due to insufficient members in attendance at 6.15pm.

P24/14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Worden.

P2514 CHAIRMAN'S ANNOUNCEMENTS

Nil.

P26/14 DECLARATIONS OF INTEREST

Nil.

P27/14 APPROVAL OF MINUTES

Planning Committee 8 July 2014
It was RESOLVED that these minutes be approved.

The time being 6.37pm Cllr Bushell joined the meeting.

P28/14 PLANNING APPLICATIONS

- a) Application No: 57546
Applicant: Mr C. Taylor
Proposal: Outline application for erection of dwelling & garage (revised site plan & design and access statement).
Location: Land at George Nympton Road, South Molton
Members did not discuss this application as they consider this application had already been discussed at the meeting of this committee held on Tuesday 24 June 2014.
- b) Application No: 57575
Applicant: Mr Aiden Irving
Proposal: Extension to dwelling.
Location: 5 North Road, South Molton
It was RESOLVED that it be recommended that this application be unanimously approved.
- c) Application No: 57706
Applicant: Mr Andrew Geen
Proposal: Extension to motor vehicle workshop.

Continued ...

Location: Geens Garage, Station Road, South Molton

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

d) Application No: 57707

Applicant: Mr Philip Rycroft

Proposal: Insertion of dormer & velux windows.

Location: Hazeldene, Poltimore Road, South Molton

It was RESOLVED that it be recommended that this application be refused as members consider the information supplied not adequate to determine this application. The application should clearly state that three bedrooms and a shower room will be created at first floor level. Cllr Bushell abstained and Cllr Moore voted against during the voting process thereon.

e) Application No: 57756

Applicant: Ms Donna Biddlecombe

Proposal: Erection of conservatory.

Location: 17 Nadder Meadow, South Molton

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

P29/14 **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 6.59pm.

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 9 SEPTEMBER 2014 AT 6.30PM

Present: In the Chair Cllr Mrs C. Lock
Town Mayor Cllr S. W. Lock
Cllr M. Bushell Cllr D. Worden

In attendance Mr M. G. Gingell Town Clerk
Mr J Holtom – Land Agent

P30/14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Moore and Smale.

P3114 CHAIRMAN'S ANNOUNCEMENTS

Nil.

P32/14 DECLARATIONS OF INTEREST

Nil.

P33/14 APPROVAL OF MINUTES

Planning Committee 22 July 2014

It was RESOLVED that these minutes be approved subject to amending Minute No 28/14 item d last sentence to read that Cllr Moore voted for the proposal and Cllrs S and Mrs C Lock voted against during the voting process thereon.

P34/14 PLANNING APPLICATIONS

- a) Application No: 57837
Applicant: Mr Chris Menday
Proposal: Extension to dwelling.
Location: 27 Exeter Gate, South Molton
It was RESOLVED that it be recommended that this application be approved.

- b) Application No: 57882
Applicant: Mr & Mrs M. Kiff
Proposal: Prior approval application for change of use agricultural building to dwelling.
Location: Pt OS 4144, Honiton Road, South Molton, Grid Ref: 269404; 124539

It was RESOLVED that it be recommended that this application be deferred until

the next meeting of this committee to be held on Tuesday 23 September 2014 in order for the Clerk to obtain further information with particular reference to the design and access arrangements of the proposed dwelling.

With the consent of the chair Mr Holtom addressed the meeting.

- c) Application No: 57967
Applicant: Abbeyfield, South Molton
Proposal: Conversion of former residential care home to 5 no flats.

Location: 1 – 10 Bidders Court, Barnstaple Street, South Molton

It was RESOLVED that it be recommended that this application be refused as members are extremely concerned that there will be a shortage of care facilities within South Molton when DCC closes Beech House. This proposal is to replace a former residential care home with 10 units into 5 residential units which members consider totally unacceptable.

P35/14 PLANNING DECISIONS

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

There being no further business the meeting closed at 6.58pm.

Chairman.....

Date.....

It was RESOLVED that it be recommended that this application be approved in principle and members did not comment on the criteria quoted in the letter dated 8 August 2014. Members have requested that the Clerk obtains full documentation on the new Statutory Instrument that now allows this type of development to take place and if possible request the attendance of a Planning Officer at a forthcoming meeting of this committee to address members on the new legislation and answer questions raised.

P41/14 PLANNING DECISIONS

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

There being no further business the meeting closed at 6.45pm.

Chairman.....

Date.....

P47/14 PLANNING DECISIONS

Members noted the planning decisions received from North Devon Council details of which had been previously circulated. Cllr Moore briefed members on this decision to refuse prior planning approval.

There being no further business the meeting closed a 6.45pm.

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 OCTOBER 2014 AT 6.30PM

Present: In the Chair Cllr M. R. J. Smale
Town Mayor Cllr S. W. Lock
Cllr M. Bushell Cllr Mrs C. E. Lock
Cllr E. J. Moore Cllr D. Worden

In attendance Mr M. G. Gingell Town Clerk

P48/14 APOLOGIES FOR ABSENCE

Nil.

P49/14 CHAIRMAN'S ANNOUNCEMENTS

The Clerk reported that the recent planning application for a 1.3mw Anaerobic Digester at Great Hele Farm which NDC refused consent has gone to appeal and all representations must be forwarded to the Planning Inspectorate by the 13 November 2014.

P50/14 DECLARATIONS OF INTEREST

- The following Declarations of Interest were read out by the Town Clerk:
Cllr Moore – Personal Interest – Item 5 – Wife is a friend of the applicant
Cllr Worden – Personal Interest – Item 5a) – Friend of applicant

P51/14 APPROVAL OF MINUTES

Planning Committee 14 October 2014
It was RESOLVED that these minutes be approved.

P52/14 PLANNING APPLICATIONS

- a) Application No: 58099
Applicant: Mrs Jean Blake
Proposal: Erection of new dwelling.
Location: Grey Hollow, George Nympton Road, South Molton
It was RESOLVED that it be recommended that this application be unanimously approved subject to the Highways Authority being satisfied that the access to the site is acceptable.
- b) Application No: 58101
Applicant: Mr Neil Brown
Proposal: Extension to dwelling & conversion of loft
Location: 15 Spearfield Close, South Molton
It was RESOLVED that it be recommended that this application be unanimously approved.
During the course of the meeting Cllr Bushell arrived at 6.35pm and Cllrs S and Mrs C Lock arrived at 6.38pm.

There being no further business the meeting closed at 6.44pm.

Chairman.....
Date.....

There being no further business the meeting closed at 6 36pm.

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 25 NOVEMBER 2014 AT 6.30PM

Present: In the Chair Cllr M. R. J. Smale
Town Mayor Cllr S. W. Lock
Cllr E. J. Moore

In attendance Mr M. G. Gingell Town Clerk

P59/14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs C Lock and Worden.

P60/14 CHAIRMAN'S ANNOUNCEMENTS

Nil.

P61/14 DECLARATIONS OF INTEREST

Nil.

P62/14 APPROVAL OF MINUTES

Planning Committee 11 November 2014

It was RESOLVED that these minutes be approved.

P63/14 PLANNING APPLICATIONS

- a) Application No: 58253
Applicant: C. Brown Esq
Proposal: Variation of Condition 2 (approved plans) attached to planning permission 54803 to allow improved layout and design.
Location: 2 Parklands, South Molton
It was RESOLVED that it be recommended that this application be approved.
- b) Application No: 58410
Applicant: Mr Anthony Wallace
Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of reduction of 3 ash trees & removal of 1 ash tree.
Location: 71 & 73 Brook Meadow, South Molton
It was RESOLVED that it be recommended that this application be approved.

There being no further business the meeting closed at 6.38pm.

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 27 JANUARY 2015 AT 6.15PM

Present: In the Chair Cllr M. Bushell
 Cllr E. J. Moore Cllr D. Worden

This meeting did not commence until 6.29pm due to the insufficient number of members present at 6.15pm. It was agreed that Cllr Bushell take the chair on his arrival.

In attendance Mr M. G. Gingell Town Clerk

P70/14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs C Lock, S lock and Smale.

P71/14 CHAIRMAN'S ANNOUNCEMENTS

Nil.

P72/14 DECLARATIONS OF INTEREST

Nil.

P73/14 APPROVAL OF MINUTES

Planning Committee 9 December 2014
It was RESOLVED that these minutes be approved.

P74/14 PLANNING APPLICATIONS

- a) Application No: 58466
Applicant: Mr C. Taylor
Proposal: Erection of dwelling & garage.
Location: Land at George Nympton Road, South Molton
It was RESOLVED that it be recommended that this application be determined by NDC's Planning Committee following their site inspection meeting on Thursday 29 January 2015. No further comments were made.
- b) Application No: 58584
Applicant: Ms Barbara Miers
Proposal: Extension to dwelling & installation of solar panels.
Location: Little Dellfield, Exeter Road, South Molton
It was RESOLVED that it be recommended that this application be approved. The chair Cllr Bushell commented on the agenda content and stated that the words 'The following is a Major Application' should have been entered against item C and not before it.
- c) Application No: 58629
Applicant: McCarthy & Stone Retirement Lifestyles Limited
Proposal: Redevelopment of the site to form 34 retirement living apartments including communal areas, car parking & associated landscaping.
Location: Moors Yard, South Street/Raleigh Mead, South Molton

Continued ...

It was RESOLVED that it be recommended that this application be approved subject to vehicular access being only allowed from Raleigh Mead. The current temporary access from Cooks Cross should be closed now that two other developments have been created.

P75/14 PLANNING DECISIONS

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

There being no further business the meeting closed at 6.44pm.

Chairman

Date

With reference to planning application No 56599 Cllr Moore requested that the Clerk confirms with NDC that this Planning Committee requested that this proposed development be called Summerland Place at their meeting in March 2014.

There being no further business the meeting closed at 6.42pm.

Chairman

Date

There being no further business the meeting closed at 6.45pm.

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 10 MARCH 2015 AT 6.30PM

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

In attendance Mr M. G. Gingell Town Clerk

P82/14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Smale.

P83/14 CHAIRMAN'S ANNOUNCEMENTS

Nil.

P84/14 DECLARATIONS OF INTEREST

Nil.

P85/14 APPROVAL OF MINUTES

Planning Committee 24 February 2015
It was RESOLVED that these minutes be approved.

P86/14 PLANNING APPLICATIONS

- a) Application No: 58816
Applicant: Mr Simon Dunkerley
Proposal: Listed building application for remedial works to bay window.
Location: The Duke Street Practice, 12 Duke Street, South Molton

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

During discussion on the above application Cllr Bushell joined the meeting at 6 33pm.

- b) Application No: 58849
Applicant: Mrs Jacqui Thompson
Proposal: Siting of one internally illuminated fascia sign, one internally illuminated hanging sign, ATM signage, one nameplate & one Web/Tel vinyl.

Location: NatWest, 26 Broad Street, South Molton

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

- c) Application No: 58853
Applicant: Mrs Jacqui Thompson
Proposal: Listed building application for siting of one internally illuminated fascia sign, one internally illuminated hanging sign, replacement ATM with ATM signage, one nameplate & one Web/Tel vinyl.

Location: NatWest, 26 Broad Street, South Molton

Continued ...

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

- d) Application No: 58884
Applicant: Mr Paul McCartan
Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of removal of 2 stems from a sycamore tree.

Location: The Old Rectory, North Road, South Molton

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

- e) Application No: 58930
Applicant: Mr Joshua Berridge
Proposal: Conversion of a garage to provide additional living accommodation.

Location: 14 Aclands, South Molton

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

P87/14 PLANNING DECISIONS

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

There being no further business the meeting closed at 6 59pm.

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 24 MARCH 2015 AT 6.30PM

Present: In the Chair Cllr M. R. J. Smale
 Town Mayor Cllr S. W. Lock
 Cllr M. T. Bushell Cllr Mrs C. E. Lock
 Cllr E. J. Moore

In attendance Mr M. G. Gingell Town Clerk
 Mr. A. C. Coates Deputy Town Clerk/RFO

P88/14 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Worden

P89/14 CHAIRMAN'S ANNOUNCEMENTS

Nil.

P90/14 DECLARATIONS OF INTEREST

The following declarations of interest were read out by the Town Clerk:
Cllr Mrs C. Lock – Personal Interest – Item 5a) – Niece lives in 45 Churchill Crescent
Cllr S. Lock – Personal Interest – Item 5a) Niece lives next door

P91/14 APPROVAL OF MINUTES

Planning Committee 10 March 2015
It was RESOLVED that these minutes be approved.

P92/14 PLANNING APPLICATIONS

- a) Application No: 58919
Applicant: North Devon Homes
Proposal: Erection of 7 dwellings.
Location: Garages off Churchill Crescent, South Molton
The chairman read out a letter received from the occupants of no 43 Churchill Crescent which members noted.
It was RESOLVED that it be recommended that this application be refused for the following reasons:
1. Over intensification of the site.
 2. It will create more parking on the road which will cause severe obstruction.
 3. Loss of amenities for nearby residents.
 4. Reference to Article 8 of the Human Rights Act – the right to a private life.
 5. The planned demolition of these garages should not be given the relevant consent.
- During the voting process Cllr Mrs C. E. Lock abstained.

During discussion on the above application Cllr Bushell joined the meeting at 6.37pm and did not take part in the voting process thereon.

Continued ...

- b) Application No: 58920
Applicant: North Devon Homes
Proposal: Erection of two dwellings.
Location: Land at Kingsway, South Molton
It was RESOLVED that it be recommended that this application be refused for the following reasons:
1. The loss of car parking spaces due to the planned demolition of the garages.
 2. These proposed properties are out of character for the area.
- During the voting process Cllr Mrs C. E. Lock voted against this proposal.
- c) Application No: 58949
Applicant: Mr Mark Dayment
Proposal: Conversion of store building to form one dwelling.
Location: Griffins Yard, North Road, South Molton
It was RESOLVED that it be recommended that this application be approved subject to a satisfactory soakaway be created in order to alleviate water spilling on to North Road.
- d) Application No: 58958
Applicant: North Devon District Council
Proposal: Prior notification for proposed demolition of building.
Location: South Molton Recycle, Southley Road, South Molton
It was RESOLVED that it be recommended that this application be approved.

P93/14 PLANNING DECISIONS

Members noted the planning decision received from North Devon Council details of which had been previously circulated.

There being no further business the meeting closed at 7.03pm.

Chairman

Date