

MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF THE SOUTH MOLTON TOWN COUNCIL HELD IN THE TOWN HALL, SOUTH MOLTON ON TUESDAY 28TH MAY 2013 AT 6.30PM

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

In attendance Mr M. G. Gingell – Town Clerk

P1/13 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Goodman.

P2/13 **CHAIRMAN'S ANNOUNCEMENTS**

Nil.

P3/13 **DECLARATIONS OF INTEREST**

None.

P4/13 **APPROVAL OF MINUTES**

Planning Committee 14 May 2013  
It was RESOLVED that these minutes be approved.

P5/13 **PLANNING APPLICATIONS**

- a) Application No: 55633  
Applicant: Barclays Bank Plc  
Proposal: Listed building application for internal works, external works & replacement signage.  
Location: Barclays Bank Plc, 8 Broad Street South Molton  
It was RESOLVED that it be recommended that this application be approved.  
Cllrs S and Mrs C Lock joined the meeting at 6.39pm during discussion on the above application and did not take part in the voting process thereon.
- b) Application No: 55634  
Applicant: Barclays Bank Plc  
Proposal: Alterations to front elevation.  
Location: Barclays Bank Plc, 8 Broad Street, South Molton  
It was RESOLVED that it be recommended that this application be unanimously approved.
- c) Application No: 55674  
Applicant: Mr & Mrs M. Boyles  
Proposal: Extension to dwelling.  
Location: 8 North Road, South Molton  
It was RESOLVED that it be recommended that this application be unanimously approved.

Continued ...

- d) Application No: 55686
- Applicant: Mr R. Kennealy & Ms L. Harris
- Proposal: Extension to dwelling.
- Location: 23 Stoats Close, South Molton

It was RESOLVED that it be recommended that this application be deferred until the next meeting of this committee as members consider there is a lack of Information supplied and certain aspects are not consistent with the proposed works and drawings provided.

**P6/13 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 7.00pm.

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 11 JUNE 2013 AT 6.30PM

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

In attendance Mr A. C. Coates – Deputy Town Clerk/RFO

**P7/13 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Smale.

**P8/13 CHAIRMAN'S ANNOUNCEMENTS**

Nil.

**P9/13 DECLARATIONS OF INTEREST**

Nil.

**P10/13 APPROVAL OF MINUTES**

Planning Committee 28 May 2013  
It was RESOLVED that these minutes be approved.

**P11/13 PLANNING APPLICATIONS**

- a) Application No: 55686  
Applicant: Mr R. Kennealy and Ms L. Harris  
Proposal: Extension to dwelling.  
Location: 23 Stoats Close, South Molton  
It was RESOLVED that it be recommended that no decision be made regarding this application and that it is deferred until the next meeting. Members pointed out that the roof on the proposed extension was inconsistent with the planning application details. It was requested that further information be obtained and presented at the next meeting.
- b) Application No: 55747  
Applicant: North Devon Tyres  
Proposal: Siting of five non-illuminated fascia signs, two illuminated fascia signs and one non-illuminated free standing sign.  
Location: Pathfields Business Park, South Molton  
It was RESOLVED that it be recommended that this application be approved.

There being no further business the meeting closed at 6.48pm.

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 JUNE 2013 AT 6.30PM

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

In attendance Town Clerk Mr M. G. Gingell

**P12/13 APOLOGIES FOR ABSENCE**

Nil.

**P1313 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman referred members to the email received from the Planning Department NDC regarding the recent application at 23 Stoats Close. This email was forwarded to all members by the Clerk and Cllr Smale now considered the matter closed.

The time being 6.33pm Cllr Bushell joined the meeting.

**P14/13 DECLARATIONS OF INTEREST**

The following declaration of interest was read out by the Town Clerk:  
Cllr McCool – Personal Interest – Item 5b) - Friends

**P15/13 APPROVAL OF MINUTES**

Planning Committee 11 June 2013  
It was RESOLVED that these minutes be approved.

**P16/13 PLANNING APPLICATIONS**

- a) Application No: 55802  
Applicant: Mrs Alison Roberts  
Proposal: Removal of boundary wall & erection of new fence.  
Location: 2 Widgery Drive, South Molton  
It was RESOLVED that it be recommended that this application be approved.
- b) Application No: 55751  
Applicant: Mr Michael Munro-O'Brien  
Proposal: Change of use of part of dwelling to Art Gallery.  
Location: Loughrigg House, 32 East Street, South Molton  
It was RESOLVED that it be recommended that this application be approved.

**P17/13 PLANNING DECISIONS**

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

Continued ...

There being no further business the meeting closed at 6.48pm.

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 23 JULY 2013 AT 6.15PM

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

In attendance Town Clerk Mr M. G. Gingell

**P18/13 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Worden.

**P19/13 CHAIRMAN'S ANNOUNCEMENTS**

Nil.

**P20/13 DECLARATIONS OF INTEREST**

The following declaration of interest was read out by the Town Clerk:  
Cllr C. Lock – Personal Interest – Item 5c) – Worked with Mrs Kiff  
Cllr Smale – DPI – Item 5c) - Client

**P21/13 APPROVAL OF MINUTES**

Planning Committee 25 June 2013  
It was RESOLVED that these minutes be approved.

**P22/13 PLANNING APPLICATIONS**

- a) Application No: 55742  
Applicant: Padero Solar  
Proposal: Erection of a ground mounted solar photovoltaic panel array & associated works  
Location: Land at Kingsland Barton, Nadder Lane, South Molton

It was RESOLVED that it be recommended that this application be refused for the following reasons:

Members are concerned regarding the visual impact this proposed development would create and consider that this area already has too much industrial use. Members are also concerned that it will have a detrimental effect on the wellbeing of residents that currently live on the west side of South Molton.

Cllr McCool voted against this resolution and Cllr White abstained during the voting process thereon.

- b) Application No: 55766  
Applicant: Ms Sarah Portsmouth  
Proposal: Continued siting of portacabins, storage, workshop, fuel bunker & parking of vehicles.

Continued ...

Location: South Molton Recycle, Southley Road, South Molton

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

Cllr Smale had previously declared a DPI in the following application and left the meeting.

Cllr Lock the vice chair of this committee took the chair.

- c) Application No: 55863  
Applicant: Mr & Mrs M. Kiff  
Proposal: Outline application for erection of dwelling.  
Location: Pt OS 4144, Honiton Road, South Molton  
It was RESOLVED that it be recommended that this application be approved subject to the proposed dwelling be designated an agricultural tied property. Members request that one abstention be recorded.

Cllr Smale rejoined the meeting and took the chair.

- d) Application No: 55952  
Applicant: Envisage Building Company Ltd  
Proposal: Extension of time limit for implementation of planning permission 48212 for the erection of eight dwellings.  
Location: The Coaching Inn, Queen Street, South Molton  
It was RESOLVED that it be recommended that this application be approved. Cllrs Bushell and S Lock voted against this resolution during the voting process thereon.
- e) Application No: 55965  
Applicant: Ms Natasha Coddington  
Proposal: Variation of Condition 3 (Materials) attached to Planning Permission 54102 to allow the installation of PVC-U vertical sliding sash windows.  
Location: Lower Pixton House, East Street, South Molton  
It was RESOLVED that it be recommended that this application be approved. Cllr White abstained during the voting process thereon.
- f) Application No: 56012  
Applicant: Mr Neil Buckingham  
Proposal: Extension to dwelling.  
Location: 18 Winston Park, South Molton  
It was RESOLVED that it be recommended that this application be approved. Cllr S Lock voted against this resolution due to the lack of time to consider and Cllr McCool abstained during the voting process thereon.
- g) Application No: 56017  
Applicant: Mr & Mrs Smith  
Proposal: Extension to dwelling.  
Location: 15 Howards Close, South Molton

Continued ...

It was RESOLVED that it be recommended that this application be approved. Cllrs McCool and White abstained during the voting process thereon.

Members commented that this meeting particularly towards the end of this agenda was rushed due to the 7pm start of the statutory Town Council meeting. Both the Chairman and Clerk will ensure that this situation will not be repeated.

There being no further business the meeting closed at 7.02pm.

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 SEPTEMBER 2013 AT 6.15PM

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

In attendance Town Clerk Mr M. G. Gingell

**P23/13 APOLOGIES FOR ABSENCE**

Nil.

**P24/13 CHAIRMAN'S ANNOUNCEMENTS**

Cllr Worden reported that both himself and Cllr Moore will be attending a meeting at NDC on Monday 16 September 2013 regarding the new South Molton Chapter – Local Plan Part 3. Copies of the document will be forwarded to all members when available.

Cllr Worden also reported that on the 11 September 2013 NDC will be discussing the proposed Atlantic Array Wind Farm in the Bristol Channel.

**P25/13 DECLARATIONS OF INTEREST**

The following declaration of interest was read out by the Town Clerk:  
Cllr Worden – Personal Interest – Item 10 – Applicant formerly my dentist.

**P26/13 APPROVAL OF MINUTES**

Planning Committee 23 July 2013  
It was RESOLVED that these minutes be approved.

The time being 6 24pm Cllr Smale left the meeting as he was feeling unwell.  
The Vice Chair Cllr S. Lock took the chair.

**P27/13 PLANNING APPLICATIONS**

- a) Application No: 56050  
Applicant: Paula McCree  
Proposal: Retention of one modular classroom for a further 15 years (Block 07).  
Location: South Molton Community College, Alswear Old Road, South Molton

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

- b) Application No: 56063  
Applicant: Mr W. H. Buckingham  
Proposal: Change of use from B1 Class to a mixed use A1 and B1 Classes.

Continued ...

Location: 135 East Street, South Molton

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

- c) Application No: 56093
- Applicant: Mr N. Sicklen
- Proposal: Demolition of bungalow & erection of house.
- Location: Dartmead, Poltimore Road, South Molton

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

- d) Application No: 56170
- Applicant: Mr Graham Cripps
- Proposal: Application for removal of variation of Condition 3 (restricted holiday use) & 4 (ancillary accommodation) attached to planning permission 6763 to allow use as permanent dwelling.

Location: The Stable, 39 Cooks Cross, South Molton

It was RESOLVED that it be recommended that this application be approved subject to if possible, that the property is treated on a similar basis as an affordable home and if planning consent is granted then a relevant condition should be stipulated in order for it to be akin to the property.

**P28/13 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 6.57pm.

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 12<sup>th</sup> NOVEMBER 2013 AT 6.30PM

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

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

**P41/13 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs McCool and Smale

**P42/13 CHAIRMAN'S ANNOUNCEMENTS**

None.

**P43/13 DECLARATIONS OF INTEREST**

None.

**P44/13 APPROVAL OF MINUTES**

Planning Committee 8<sup>th</sup> October 2013  
It was RESOLVED that these minutes be approved.

**P45/13 PLANNING APPLICATIONS**

- a) Application No: 56297  
Applicant: Mr M Sexon  
Proposal: Change of use of ponds to create fishing lakes  
With associated parking and toilet facilities  
Location: Hacche Barton, South Molton  
It was RESOLVED that it be recommended that this application be approved but members are concerned that the Highways Authority must investigate the proposed entry to the premises under Health and Safety Regulations when turning right from the A361 North Devon Link Road.
- b) Application No: 56474  
Applicant: Western Power Distribution  
Proposal: Erection of 33kv overhead line supported by wooden poles for connection to solar farm.  
Location: Kingsland Barton, South Molton.  
It was RESOLVED that this application be approved.

There being no further business the meeting closed at 6. 49pm.

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 26 NOVEMBER 2013 AT 6.15PM

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

In attendance Mr M. G. Gingell Town Clerk  
Cllr E. J. Moore - observer  
Cllr M. J. Kingdon - observer

**P46/13 APOLOGIES FOR ABSENCE**

Nil.

**P47/13 CHAIRMAN'S ANNOUNCEMENTS**

Cllr S Lock reported on his concern that the Town Council are not receiving copies of representations and objections to planning applications that are forwarded direct to NDC. Cllrs Moore and Worden will take up this problem direct with the planning department.

Cllr Worden briefly reported on the decision by RWE Renewables that the proposed Atlantic Array Wind Farm in the Bristol Channel will not now be proceeding.

**P48/13 DECLARATIONS OF INTEREST**

Nil.

**P49/13 APPROVAL OF MINUTES**

Planning Committee 12 November 2013  
It was RESOLVED that these minutes be approved.

**P50/13 PLANNING APPLICATIONS**

- a) Application No: 56548  
Applicant: Elan Homes Limited  
Proposal: Approval of details in respect of discharge of Conditions 9 (Public Open Space details) & 10 (Leap details) attached to Planning Permission 51996.  
Location: Land to the west of Station Road, South Molton  
It was RESOLVED that it be recommended that this application be deferred until further information is obtained from NDC.
- b) Application No: 56554  
Applicant: Mrs Margaret Ede

Continued ...

- Proposal: Listed building application for removal of decayed fascia board to west elevation & replacement with same.
- Location: 6 Church House, Churchyard, South Molton.  
It was RESOLVED that it be recommended that this application be approved.
- c) Application No: 56555  
Applicant: Mr Robert Ostler  
Proposal: Replacement & raising of bungalow roof to allow conversion to dormer bungalow with new entrance lobby.
- Location: Little Oakwell, Honiton Road, South Molton  
It was RESOLVED that it be recommended that this application be approved.  
Cllr S Lock voted against during the voting process thereon.
- d) Application No: 55952  
Applicant: Mr V. Cowan-Dickie  
Proposal: Extension of time limit for implementation of planning permission 48212 for the erection of eight dwellings & revised design (amended plans).
- Location: The Coaching Inn, Queen Street, South Molton, EX36 3BJ  
It was RESOLVED that it be recommended that this application be deferred until further information is received from NDC regarding the revised design.
- e) Application No: 56573  
Applicant: Mr C. Taylor  
Proposal: Outline application for erection of one dwelling with garage.
- Location: Land to the west of Meadow View, George Nympton Road, South Molton.  
It was RESOLVED that it be recommended that this application be approved but members wish to point out to the planning authority that the roof line must not exceed the height of the surrounding bungalows.
- f) Application No: 56600  
Applicant: Mrs Hannah Gillanders  
Proposal: Listed building application for works to bring building back into a habitable condition including repairs/replacement of existing roof & windows.
- Location: 70 South Street, South Molton  
It was RESOLVED that it be recommended that this application be approved.
- g) Application No: 56601  
Applicant: Mr Richard Bushnell  
Proposal: Change of use from public house (A3) to offices (A2) together with conversion of buildings to rear to form three dwellings.
- Location: The Tiverton Inn, 17-18 East Street, South Molton  
It was RESOLVED that it be recommended that this application be deferred until the next planning committee meeting on the 10<sup>th</sup> December 2013.

Continued ...

During discussion on this application Miss S. Bryan addressed the committee and Sarah Wynne Evans gave brief comments.

**P51/13 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 7.00pm.

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 DECEMBER 2013 AT 6.15PM

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

In attendance Mr M. G. Gingell Town Clerk  
Cllr E. J. Moore – as an observer

**P52/13 APOLOGIES FOR ABSENCE**

Nil.

**P53/13 CHAIRMAN'S ANNOUNCEMENTS**

Cllr Worden reported that there was a site meeting regarding the Tiverton Inn's planning application on Wednesday 11 December 2013 commencing at 9.00am. Any member is invited to attend.

**P54/13 DECLARATIONS OF INTEREST**

The following declaration of interest was read out by the Town Clerk:  
Cllr McCool – Personal Interest – Item 5a) – Bank with Santander

**P55/13 APPROVAL OF MINUTES**

Planning Committee 26 November 2013  
It was RESOLVED that these minutes be approved.

The time being 6.19pm Cllrs S. and Mrs C. Lock joined the meeting.

**P56/13 PLANNING APPLICATIONS**

- a) Application No: 56601  
Applicant: Mr Richard Bushnell  
Proposal: Change of use from public house (A3) to offices (A2) together with conversion of buildings to rear to form three dwellings.  
Location: The Tiverton Inn, 17-18 East Street, South Molton  
It was RESOLVED that it be recommended that this application be refused due to the poor access off of North Street and legal clarification regarding any Rights of Way. Cllr Worden abstained during the voting process thereon.
- b) Application No: 56672  
Applicant: Blackbush  
Proposal: Erection of 2 bungalows.  
Location: Land rear of 12 Mill Street, South Molton.  
It was RESOLVED that it be recommended that this application be refused for

Continued ...



the following reasons: Members are concerned regarding the poor access to the proposed site, over intensification, the change of use from green space (allotment) and the lack of parking provision. Members wish to quote Planning Policy PPG1 regarding privacy and daylight and are concerned regarding the sewerage discharge and the interruption of the free flow of traffic movements in Mill Street plus the comments from the Planning Officer to the agent in an email dated 8 May 2013 regarding Application No 55202.

- c) Application No: 56548  
Applicant: Elan Homes Ltd  
Proposal: Approval of details in respect of discharge of Conditions 9 (Public open space details) & 10 (leap details) attached to planning permission 51996.

Location: Land to the west of Station Road, South Molton

It was RESOLVED that it be recommended that this application be approved but members request that the roof to the shelter be of solid construction and clarification is required that the proposed BMX track is created.

- d) Application No: 55952  
Applicant: Mr V. Cowan-Dickie  
Proposal: Extension of time limit for implementation of planning permission 48212 for the erection of eight dwellings & revised design (amended plans).

Location: The Coaching Inn, Queen Street, South Molton, EX36 3BJ

It was unanimously RESOLVED that it be recommended that this application be refused based on the following comments: 1) Over intensification of the site, 2) Total lack of privacy to adjoining owner/occupiers which contravenes Article 8 of the Human Rights Act 1998, 3) Not all neighbours were consulted on this proposed development.

- e) Application No: 56549  
Applicant: South Molton Town Council  
Proposal: Retrospective application for siting of pedestrian safety railing and access.

Location: Skatepart, New Road, 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.

There being no further business the meeting closed at 7.22pm.

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 TUESDAY 14 JANUARY 2014 AT 6.30PM

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

In attendance Mr M. G. Gingell Town Clerk  
Cllr E. J. Moore (observer)

P57/13 **APOLOGIES FOR ABSENCE**

Nil.

P58/13 **CHAIRMAN'S ANNOUNCEMENTS**

Nil.

P59/13 **DECLARATIONS OF INTEREST**

Nil.

P60/13 **APPROVAL OF MINUTES**

Planning Committee 10 December 2013  
It was RESOLVED that these minutes be approved.

P61/13 **PLANNING APPLICATIONS**

- a) Application No: 56769  
Applicant: Western Power Distribution  
Proposal: Connection for photo voltaic farm.  
Location: Land at Kingsland Barton, Nadder Lane, South Molton

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

- b) Application No: 56599  
Applicant: Pro Five  
Proposal: Erection of 8 dwellings & 4 flats.  
Location: Rear of Cooks Cross, South Molton.

It was RESOLVED that it be recommended that this application be deferred in order to request further detailed information regarding the proposed access and the whole application. Members consider that it is over intensification of the site bearing in mind that DCC Highways Officer suggests a total of 9 properties and this application is for 12.

The chairman invited Cllr Moore to address the committee and he recommended to the committee that this proposed development should be called Summerland Place from a historical background. This was agreed.

Continued ...

During discussion on this application Cllr Bushell joined the meeting at 6.43pm.

P62/13 **PLANNING DECISION**

Members noted the planning decision 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.....

MINUTES OF A MEETING OF THE PLANNING COMMITTEE OF THE SOUTH MOLTON TOWN COUNCIL HELD IN THE TOWN HALL, SOUTH MOLTON ON TUESDAY 28 JANUARY 2014 AT 6.30PM

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

In attendance Mr M. G. Gingell Town Clerk  
Cllr E. J. Moore (observer)

**P63/13 APOLOGIES FOR ABSENCE**

Nil.

**P64/13 CHAIRMAN'S ANNOUNCEMENTS**

Nil.

**P65/13 DECLARATIONS OF INTEREST**

The following declaration of interest was read out by the Clerk:  
Cllr Smale – Personal Interest – Item 5b)

**P66/13 APPROVAL OF MINUTES**

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

**P67/13 PLANNING APPLICATIONS**

- a) Application No: 56599  
Applicant: Pro Five  
Proposal: Erection of 8 dwellings & 4 flats.  
Location: Rear of Cooks Cross, South Molton.  
It was RESOLVED that it be recommended that this application be refused for the following reasons:  
Members still consider that this application is an over intensification of the site for the proposed number of dwellings.  
Members are concerned that the current access to the proposed site is not satisfactory and noted comments received from the highways authority on this issue and their remarks regarding the relevant car parking provision.  
Members would welcome a revised planning application to consider in due course.  
During discussion on this application Cllr Bushell joined the meeting at 6.35pm and Cllr Moore spoke with the consent of the chairman
- b) Application No: 56827  
Applicant: Mr Stuart Cole

Continued ...

Proposal: Installation of 1.3mw anaerobic digester with associated buildings & structures.  
Location: Great Hele Farm, Great Hele Lane, South Molton  
It was RESOLVED that it be recommended that this application be approved.

**P68/13 PLANNING DECISION**

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

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

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 11 FEBRUARY 2014 AT 6.30PM

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Present:                                In the Chair Cllr S. Lock  
    Town Mayor Cllr S. K. White  
    Cllr M. Bushell                        Cllr Mrs C. Lock  
    Cllr Mrs R. E. McCool

In attendance    Mr M. G. Gingell Town Clerk

**P69/13 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Smale and Worden. Cllr Worden is in Kenya at a conference where he is speaking.

**P70/13 CHAIRMAN'S ANNOUNCEMENTS**

Nil.

**P71/13 DECLARATIONS OF INTEREST**

Nil.

**P72/13 APPROVAL OF MINUTES**

Planning Committee                                28 January 2014  
It was RESOLVED that these minutes be approved.

**P73/13 PLANNING APPLICATIONS**

- a) Application No:                        56875  
Applicant:                                        Mr Jeremy Ayre  
Proposal:                                        Replacement window.  
Location:                                        3 Elysian Court, South Molton.  
It was RESOLVED that it be recommended that this application be unanimously approved.  
During discussion on the above application Cllr Bushell joined the meeting at 6 38pm and Cllr Mc Cool at 6 40pm.
- b) Application No:                        56920  
Applicant:                                        South Molton Town Council  
Proposal:                                        Change of use of land from agriculture to car park & allotment gardens.  
Location:                                        Parsonage Lane, South Molton  
It was RESOLVED that it be recommended that this application be deferred and placed on the Town Council agenda on the 25 February 2014 in order for all members to consider. Cllr White explained that since the application was registered with NDC some amendments had been suggested regarding the lane to the site following comments received from the general public.

Continued ...

**P74/13 PLANNING DECISION**

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

There being no further business the meeting closed at 6.53pm.

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 FEBRUARY 2014 AT 6.15PM

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Present: In the Chair Cllr M. R. J. Smale  
Town Mayor Cllr S. K. White  
Cllr M. Bushell Cllr S. Lock  
Cllr D. J. Worden

In attendance Mr M. G. Gingell Town Clerk  
Mr. A. C. Coates Deputy Town Clerk/Responsible Finance Officer  
Cllr E. J. Moore ( In his capacity as a member of NDC Planning Committee)

**P75/13 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Mrs C Lock and McCool.

**P76/13 CHAIRMAN'S ANNOUNCEMENTS**

Nil.

**P77/13 DECLARATIONS OF INTEREST**

Nil.

**P78/13 APPROVAL OF MINUTES**

Planning Committee 11 February 2014  
It was RESOLVED that these minutes be approved.

**P79/13 PLANNING APPLICATIONS**

- a) Application No: 56599  
Applicant: Pro Five  
Proposal: Erection of nine dwellings (amended plans & description).  
Location: Rear of Cooks Cross, South Molton, EX36 4AW.  
It was RESOLVED that it be recommended that this application be refused for the following reasons:  
Members wish to see this application re-submitted with a minimum of 1.5 car parking spaces per property.  
Produce a more expanded plan, which clearly shows no vehicular access from Cooks Cross apart from emergency vehicles.  
Members consider that this proposed development is an over-intensification of the site.  
During discussion on the above application Cllr Moore spoke with the consent the chairman.
- b) Application No: 56942  
Applicant: Mr & Mrs Chris McKeown  
Proposal: Conversion of building to form 4 residential units.  
Location: 4 Duke Street, South Molton

Continued ...



It was RESOLVED that it be recommended that this application be approved and due to its Grade 2 listed classification members wish to see a Listed Building application.

Cllrs Bushell and Worden abstained during the voting process thereon.

- c) Application No: 56944  
Applicant: Mr & Mrs D. King  
Proposal: Single storey extension, alterations & additional car parking.  
Location: 25 Exeter Gate, South Molton

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

- d) Application No: 56977  
Applicant: Mr & Mrs R. White  
Proposal: Retrospective application for erection of roof terrace.  
Location: 8 Duke Street, South Molton

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

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 11 MARCH 2014 AT 6.30PM

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

In attendance Mr M. G. Gingell Town Clerk  
Mr. A. C. Coates Deputy Town Clerk/Responsible Finance Officer  
Cllr Moore (in his capacity as a member of NDC Planning Committee)

**P80/13 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Smale.

**P81/13 CHAIRMAN'S ANNOUNCEMENTS**

The Clerk reported that Cllr Bushell had requested that he updates members regarding the planning consent granted to Mr Bushnell at the Tiverton Inn. Cllr Bushell is liaising with an adjacent property owner regarding the levels to the rear of the property and other related issues.

**P82/13 DECLARATIONS OF INTEREST**

The following declarations of interest were read out by the Town Clerk:  
Cllr McCool – Personal Interest – Application No 56998 – Will be invading privacy  
Cllr Worden – Personal Interest – 5c) – Know applicant

The time being 6 33pm Cllr Bushell joined the meeting.

**P83/13 APPROVAL OF MINUTES**

Planning Committee 25 February 2014  
It was RESOLVED that these minutes be approved.

**P84/13 PLANNING APPLICATIONS**

- a) Application No: 56943  
Applicant: Mr & Mrs Chris McKeown  
Proposal: Listed building application in respect of conversion of building to form 4 residential units.  
Location: 4 Duke Street, South Molton  
It was RESOLVED that it be recommended that this application be approved.  
The Clerk reported on this application following receipt.
- b) Application No: 56984  
Applicant: Ms K. Ley  
Proposal: Listed building application for conversion of store to form flat.

Continued ...

- Location: Rear of 19 Broad Street, South Molton  
It was RESOLVED that it be recommended that this application be approved.
- c) Application No: 56998  
Applicant: Mr Henry Smith  
Proposal: Outline application for erection of 2 dwellings.  
Location: Land adjoining 11 North Street, South Molton  
It was RESOLVED that it be recommended that this application be approved.  
Cllr McCool voted against this proposal during the voting process thereon.

**P85/13 PLANNING DECISION**

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

There being no further business the meeting closed at 6.53pm.

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 MARCH 2014 AT 6.30PM

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

In attendance Mr M. G. Gingell Town Clerk  
Cllr E. J. Moore (in his capacity as a member of NDC Planning Committee).

**P86/13 APOLOGIES FOR ABSENCE**

Nil.

**P87/13 CHAIRMAN'S ANNOUNCEMENTS**

Nil.

**P88/13 DECLARATIONS OF INTEREST**

The following declarations of interest were read out by the Town Clerk:  
Cllr McCool – Personal Interest – Item 5d) – Lives opposite & also knows Applicant  
Cllr Worden – Personal Interest – Item 5b) – Knows applicant

**P89/13 APPROVAL OF MINUTES**

Planning Committee 11 March 2014  
It was RESOLVED that these minutes be approved.

**P90/13 PLANNING APPLICATIONS**

- a) Application No: 56599  
Applicant: Pro Five Ltd  
Proposal: Erection of nine dwellings (amended plans & description).  
Location: Rear of Cooks Cross, South Molton, EX36 4AW  
It was RESOLVED that it be recommended that this application be approved and members request this development be called Summerland Place following completion.  
During discussion on the above application Cllr Bushell joined the meeting at 6.35pm.
- b) Application No: 56998  
Applicant: Mr Henry Smith  
Proposal: Outline application for the erection of 2 dwellings (amended plans).  
Location: Land adjoining 11 North Street, South Molton  
It was RESOLVED that it be recommended that this application be approved.

Continued ...

- c) Application No: 57071  
Applicant: Mr P. Brayley  
Proposal: Conversion of garage & first floor extension to provide additional living accommodation & erection of new garage.  
Location: 12 Winston Park, South Molton  
It was RESOLVED that it be recommended that this application be approved.

There being no further business the meeting closed at 6.48pm.

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 APRIL 2014 AT 6.30PM

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

In attendance Mr M. G. Gingell Town Clerk  
Cllr E. J. Moore – in his capacity as a member of NDC Planning Committee.

P91/13 **APOLOGIES FOR ABSENCE**

Nil.

P92/13 **CHAIRMAN'S ANNOUNCEMENTS**

Nil.

P93/13 **DECLARATIONS OF INTEREST**

Nil.

P94/13 **APPROVAL OF MINUTES**

Planning Committee 25 March 2014  
It was RESOLVED that these minutes be approved.

The time being 6 32pm Cllr Bushell joined the meeting.

P95/13 **PLANNING APPLICATIONS**

- a) Application No: 57023  
Applicant: Mrs Ruth Barnes  
Proposal: Listed building application for replacement of windows.  
Location: Falcon House, 7 Church Street, South Molton  
It was RESOLVED that it be recommended that this application be approved.
- b) Application No: 57163  
Applicant: Ms K. Ley  
Proposal: Conversion of store to form flat.  
Location: Rear of 19 Broad Street, South Molton  
It was RESOLVED that it be recommended that this application be approved.  
Cllr Bushell abstained during the voting process thereon as he considered he had not been given sufficient time for him to peruse all the documentation submitted.
- c) Application No: 57166  
Applicant: Ms Hazel D'este Andrews

Continued ...

Proposal: Change of use from A1 (retail) to D2 for the use of fitness studio.

Location: Unit 1, 8/9 Barnstaple Street, South Molton

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

d) Application No: 57183

Applicant: Mr Neil Buckingham

Proposal: Change of use from B1 Class to a mixed use of A1 & B1 Classes (offices & retail).

Location: W. H. Buckingham, 135 East Street, South Molton

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

**P96/13 PLANNING DECISION**

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

There being no further business the meeting closed at 6.56pm.

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 APRIL 2014 AT 6.30PM

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

In attendance Mr M. G. Gingell Town Clerk  
Cllr E. J. Moore (in his capacity as a member of NDC Planning Committee).

**P97/13 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr McCool.

**P98/13 CHAIRMAN'S ANNOUNCEMENTS**

Nil.

**P99/13 DECLARATIONS OF INTEREST**

Nil.

**P100/13 APPROVAL OF MINUTES**

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

**P101/13 PLANNING APPLICATIONS**

- a) Application No: 57075  
Applicant: Mr Keith Hoskins  
Proposal: Extension to dwelling.  
Location: Radley View, 5 Poltimore Close, South Molton  
It was RESOLVED that it be recommended that this application be approved.

The time being 6 33pm Cllr Worden joined the meeting and abstained during the voting process on the above application.

- b) Application No: 57224  
Applicant: Mr Robert Bower  
Proposal: Erection of two dwellings.  
Location: Garden of 12 New Road, South Molton  
It was RESOLVED that it be recommended that this application be approved subject to clause 1.3 being complied with as detailed by the Highway officer's comments in the report by Hydrock dated October 2013.

There being no further business the meeting closed at 6 56pm.

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 13 MAY 2014 AT 6.45PM

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

In attendance Mr M. G. Gingell Town Clerk  
Mr A. C. Coates Deputy Town Clerk/RFO  
Cllr E. J. Moore (as an observer and a member of NDC Planning Committee).

P102/13 **APOLOGIES FOR ABSENCE**

Nil.

P103/13 **CHAIRMAN'S ANNOUNCEMENTS**

Nil.

P104/13 **DECLARATIONS OF INTEREST**

Nil.

P105/13 **APPROVAL OF MINUTES**

Planning Committee 22 April 2014  
It was RESOLVED that these minutes be approved.

P106/13 **PLANNING APPLICATIONS**

- a) Application No: 57351  
Applicant: Mr Michael Jones  
Proposal: Application for works to trees covered by a Tree Preservation Order in respect of removal of 1 hawthorne tree.

Location: Land adj to 17 Widgery Drive, South Molton  
It was RESOLVED that it be recommended that this application be approved.

The time being 6 47pm Cllr Bushell joined the meeting and did not take part in the discussion on the above application or the voting process thereon.

P107/13 **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 6.48pm.

Chairman.....

Date.....