

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 15 MAY 2018 AT 6.30PM

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

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

P1/18 **APOLOGIES FOR ABSENCE**
Nil. .

P2/18 **CHAIRMAN'S ANNOUNCEMENTS**
The Chairman informed members that the road to Beech House was owned and maintained by Devon County Council but is not classed as a Public Highway. The Chairman also announced that he would be changing the order of the agenda and that the next item after the Approval of Minutes would be 6e) as the occupier of the adjoining property of this application was present at the meeting.

P3/18 **DECLARATIONS OF INTEREST**
The following declaration of interest was read out by the Town Clerk:
Cllr Bushell – DPI – Item 6e) – Live close to site (Exmoor View)

P4/18 **APPROVAL OF MINUTES**
Planning Committee 17 April 2018
It was unanimously RESOLVED that these minutes be approved.

Cllr Bushell declared a DPI in the following item and left the meeting.

P5/18 **PLANNING APPLICATIONS**
e) Application No: 64821
Applicant: Mr Barry Sheriff, Elan Homes Limited
Proposal: Erection of two semi-detached dwellings with associated parking.
Location: Land off of Mole Ridge Way, Parsonage Lane, South Molton

It was unanimously RESOLVED that it be recommended that this application be refused on the following grounds:

Safety concerns about access onto a busy junction.

No storage facilities.

Parking considerations

Stability of the ground with regard to terracing behind the property.

Loss of amenity and light for the neighbouring property.

Members also noted that if the application is approved by NDC please could it be stipulated that planning permission would be required to convert the garage

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and not to use permitted development rights. Could consideration also be given to using good quality timber for the terracing.

Cllr Bushell re-joined the meeting.

- a) Application No: 64741
Applicant: G & S Fitness
Proposal: Variation of Condition 5 (opening times restrictions) attached to Planning Permission 37582 (Change of use from Furniture Store & Residential Accommodation to Fitness Centre & Residential Accommodation) to allow a change to opening times.
Location: G & S Fitness, 14A Barnstaple Street, South Molton
It was RESOLVED that it be recommended that this applications be approved but that if within a six month period there are complaints about noise from residents the application is revisited. This would mean that a Noise Impact Assessment as recommended by Environmental Health may not be necessary.
- b) Application No: 64749
Applicant: Mr Nick Ager
Proposal: Reserved matters application for the formation of new access, workshop and office facilities, aggregate storage, parking, landscaping and surface water and foul drainage disposal (Outline Planning Permission 60780).
Location: Land off Bucknell Way, Pathfields, South Molton
It was RESOLVED that it be recommended that as this was land previously owned by the Town Council and only recently sold members agreed that this Committee should only comment on this application. The comment was that due to the increase in residential homes in South Molton there is a need for employment land.
- c) Application No: 64782
Applicant: Barclays Bank PLC
Proposal: Listed building application in respect of removal of ATM & replace with window, removal of signage & cameras & make good walls to match existing together with internal alterations.
Location: Barclays Bank PLC, 8 Broad Street, South Molton
It was RESOLVED that it be recommended that this application be approved and members also noted that they were in agreement with the Conservation Officer that the windows being replaced should be wooden sash windows. 3 For Cllr Bushell against (wants a replacement ATM in South Molton)
- d) Application No: 64792
Applicant: Mr Keith Cozens
Proposal: Extension & alterations to dwelling.
Location: 24 Exeter Gate, South Molton

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It was unanimously RESOLVED that it be recommended that this application be approved but members were concerned there was in-sufficient parking for a property of that size.

P6/18 NOTIFICATION OF PLANNING APPEAL

Members noted that a Notification of Planning Appeal had been received from the Planning Inspectorate in respect of Application No: 63813 – James Sherlock Motorcycles, 3 Horsepond Meadow, South Molton – Raising of roof to existing industrial unit to form first floor office.

P7/18 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 7.53pm.

Chairman

Date