

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 JUNE 2016 AT 6.30PM

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

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

**P1/16 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs C. Lock and Moore.

**P2/16 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman announced that the Neighbourhood Plan meeting arranged for today had been postponed due to Councillor absences.

The Chairman announced that the status of two previous applications, for which we were waiting for a decision notice, had been requested from Jean Watkins and the Clerk was awaiting a reply.

The Chairman also announced that he had seen the amended Lamaton Park application but as yet, he could see no differences between the two.

**P3/16 DECLARATIONS OF INTEREST**

Nil.

**P4/16 APPROVAL OF MINUTES**

Planning Committee 10 May 2016

It was RESOLVED that these minutes be unanimously approved.

**P5/16 PLANNING APPLICATION – 60955**

Members noted that the District Council had advised that the above application has been withdrawn and will no longer be considered by them.

**P6/16 PLANNING APPLICATIONS**

- a) Application No: 60906  
Applicant: Mr Gary Clay  
Proposal: Demolition of existing shop & cottage, erection of new shop & relocation of filling station forecourt (amended drawings).  
Location: Rogers Garage, 111 East Street, South Molton

It was RESOLVED that it be recommended that this application be approved but members would like to draw attention to the following:

- i) that there is a hatched area on the pavement at the exit and entry points to prevent vehicles blocking the pavement.

Continued ...

- ii) That the canopy be no more than 4.6 metres high.
- iii) That there are entry and exit signs positioned within the proposed hatched area . The entry to be from the left of the forecourt by the estate agents.

Members were also pleased to see that the car wash will be covered in and that the lighting will be pointed downwards on the canopy and that the lights will be switched off at 10.00pm. 4 For 1 Against.

The time being 6.57pm Cllr S. Lock left the meeting.

- b) Application No: 61118
- Applicant: S. Spague Esq
- Proposal: Extension & alterations to existing industrial unit.
- Location: The Hub, Station Road, Pathfields Business Park,  
South Molton

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

**P7/16 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 7.05pm.

Chairman .....

Date .....



Proposal: Listed building application to replace slate roof,  
guttering and lead work.

Location: 11 South Street, South Molton, EX36 4AA

It was RESOLVED that it be recommended that this application be approved but members consider that replacing the rainwater goods with upvc was not acceptable. 6 For 1 Against.

The Town Clerk reported that the number of the following application was incorrect on the agenda and should read No 61324.

c) Application No: 61324

Applicant: P. Metivier Esq

Proposal: Extension to dwelling.

Location: 83 Brook Meadow, South Molton, EX36 4BN

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

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 26 JULY 2016 AT 6.15PM

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

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

P13/16 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Worden.

P14/16 **CHAIRMAN'S ANNOUNCEMENTS**

Nil.

P15/16 **DECLARATIONS OF INTEREST**

The following declarations of interest were read out by the Town Clerk:

Cllr Bushell – DPI – Item 5e) Appn No 61443 – SMTC Member

Cllr Cornelius – Personal Interest – Item 5b) – Acquaintance of applicant

Cllr S. Lock – Personal Interest – Item 5e) – Friend & customer

Personal Interest – Item 5a) – Councillor

Cllr C. Lock - Personal Interest – Item 5e) – Husband takes care of their plumbing & heating

Personal Interest – Item 5a) – Councillor

P16/16 **APPROVAL OF MINUTES**

Planning Committee 28 June 2016

It was RESOLVED that these minutes be unanimously approved.

It was agreed that Item 5e) on the agenda be considered next.

P17/16 **PLANNING APPLICATIONS**

- e) Application No: 61443  
Applicant: Mr I. Wallace  
Proposal: Outline application with some matters reserved for erection of 14 dwellings (access, layout & scale).  
Location: Quince Honey Farm, North Road, South Molton  
It was RESOLVED that it be recommended that this application be approved.  
4 For 1 Abstained (The Chairman as he considered there was insufficient information supplied with the application).

The time being 6.36pm Cllr Bushell joined the meeting.

- a) Application No: 60780  
Applicant: South Molton Town Council

Continued ...

Proposal: Outline application for change of use from agricultural to employment land.

Location: Land off Bucknells Way, Pathfields Business Park, South Molton

It was RESOLVED that as this was the Town Council's own application it be noted and members hoped that this would be good for employment in the area once the development was completed.

b) Application No: 61344

Applicant: Mr Patrick Barr

Proposal: Extension to dwelling.

Location: 38 Brook Meadow, South Molton

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

c) Application No: 61361

Applicant: Mr Tony Mitchell

Proposal: Extension to dwelling.

Location: Buckingham Gate, George Nympton Road, South Molton

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

d) Application No: 61411

Applicant: Mrs E.Tas

Proposal: Change of use from clothes shop to licenced restaurant.

Location: 135 East Street, South Molton

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

f) Application No: 61450

Applicant: UCan Store

Proposal: Siting of storage containers.

Location: UCan Store.com.ltd, Crown Yealm House, Pathfields Industrial Estate, South Molton

It was RESOLVED that it be recommended that this application be approved.  
4 For 2 Against.

**P18/16 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 6.58pm.

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 23 AUGUST 2016 AT 6.30PM

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

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

P19/16 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr C. Lock, Moore and Yeo.

P20/16 **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reported on several items:

- i) The Coaching Inn – A planning site meeting is to be held on Thursday 1 September 2016 at 10.00am.
- ii) Rogers Garage – The main application is awaiting environmental assessment because of bats. The illuminated sign has been turned through 180 degrees and retrospective planning approval is being sought.
- iii) Nadder Lane – the planning tracker states that Section 106 is being sought the implication here is that the application will get planning permission once the Section 106 terms have been agreed. Building has started on this project but the Chairman stated he was not sure which plans they were working to.
- iv) Norringtons Yard – there was an advert in the NDJ by Spirebourne Ltd asking for approval from the Traffic Commissioners for a ten vehicle depot. The Chairman said he would speak to the District Councillors after the meeting regarding this.

P21/16 **DECLARATIONS OF INTEREST**

The following declarations of interest were read out by the Town Clerk:

Cllr Bushell – Prejudicial Interest – Item 5f) – Appn No 3856/2016(DCC) –  
SMTC Member

Personal Interest – Item 5a) – Appn No 61473 m- SMTC Rep for  
Sports Hub

Cllr Cornelius – Personal Interest – Item 5f) – Appn No 3856/2016(DCC) – One  
of the company directors lives close to me.

Cllr S. Lock – Personal Interest – Item 5c) – Appn No 61567 – Applicants are  
customers.

Cllr Worden – Personal Interest – Item 5a) – Appn No 61473 – Know applicant.  
Personal Interest – Item 5g) – Appn No 61616 – Live nearby.

P22/16 **APPROVAL OF MINUTES**

Planning Committee 26 July 2016

It was RESOLVED that these minutes be approved. Cllr Worden abstained  
from voting as he was not present at the previous meeting.

Continued ...

**P23/16 PLANNING APPLICATIONS**

- g) Application No: 61616  
Applicant: Mr Kevin Ward  
Proposal: Erection of plantroom & installation of 1 no biomass boiler.  
Location: South Molton Community Hospital, Widgery Drive, South Molton

It was RESOLVED that it be recommended that this application be approved with the following comment:

At the request of a resident who lives close to the hospital it was suggested that any modifications to the fuel requirements of the biomass boiler will require a new planning application. 2 For 2 Abstained.

- a) Application No: 61473  
Applicant: Mr & Mrs Parkhouse  
Proposal: Extension & alterations to dwelling.  
Location: 21 Exeter Gate, South Molton

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

- b) Application No: 61515  
Applicant: Mr Shaun Kershaw  
Proposal: Creation of new window opening to front elevation together with replacement of existing windows & doors.  
Location: 3 West Street, South Molton

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

- c) Application No: 61567  
Applicant: Mr J. Becklake & Miss J. Snell  
Proposal: Erection of dwelling.  
Location: 88 Churchill Crescent, South Molton

It was RESOLVED that it be recommended that this application be approved but members made the following comments:

That there is a minimum of two parking spaces – one for each house. Members would have preferred 1.5 parking spaces per dwelling as per the accepted standard.

That the spatial standard of the dwelling should take account of the Technical Housing Standards – the Nationally described Space Standard. 3 For 1 Abstained.

- d) Application No: 61574  
Applicant: Mr Bruce Wilson  
Proposal: Erection of detached garage/workshop.  
Location: Bylah, George Nympton Road, South Molton

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

- e) Application No: 614587  
Applicant: Mr & Mrs Kiff  
Proposal: Prior approval application for change of use agricultural building to dwelling.



Location: Pt OS 4144 Honiton Road, South Molton

It was RESOLVED that it be recommended that this application be unanimously approved in principle as long as the application does not breach the National Planning Framework policy.

- f) Application No: 3856/2016 (DCC)
- Applicant: SWM & Waste Recycling Ltd
- Proposal: Retrospective application for waste materials recycling plant & storage bays..

Location: Hacche Lane, Pathfields Industrial Estate, South Molton

It was RESOLVED that it be recommended that this application be noted as SMTC are the landlords of the applicant.

**P24/16 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 7.41pm.

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 SEPTEMBER 2016 AT 6.30PM

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

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

**P25/16 APOLOGIES FOR ABSENCE**

Nil.

**P26/16 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman mentioned three prior applications 1) Coaching Inn application has got approval with only seven dwellings with an additional 4 parking spaces. 2) Rogers Garage – a bat survey is to be undertaken plus a noise assessment but there has been no mention of a light assessment as yet. 3) Churchill Crescent has been approved with an additional parking space.

**P27/16 DECLARATIONS OF INTEREST**

None:

**P28/16 APPROVAL OF MINUTES**

Planning Committee 23 August 2016

It was RESOLVED that these minutes be approved. Cllrs Moore and Yeo abstained as they were not present at the previous meeting.

**P29/16 NORTH DEVON LOCAL PLAN**

The Chairman informed members that there were some major amendments to the North Devon Local Plan and these included rural settlements which contain at least one service or community facility; delivering Renewable Energy and Heat; a balanced local housing market and providing homes for traveller communities. Details were handed out regarding this at the meeting.

**P30/16 PLANNING APPLICATIONS**

- a) Application No: 61659  
Applicant: M. Stokes Esq  
Proposal: Listed building consent to regularise alterations to dwelling.  
Location: 26 South Street, South Molton  
It was RESOLVED that it be recommended that this application be approved. 5 For 2 Abstained.
- b) Application No: 61734  
Applicant: Mr & Mrs F. Bawden  
Proposal: Extensions to dwelling.

Continued ...

Location: 11 Parklands, South Molton

It was RESOLVED that it be recommended that this application be approved. 5  
For 2 Abstained.

P31/16 **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 6.49pm.

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 25 OCTOBER 2016 AT 6.30PM

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

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

P32/16 **APOLOGIES FOR ABSENCE**

Nil.

P33/16 **CHAIRMAN'S ANNOUNCEMENTS**

Nil.

P34/16 **DECLARATIONS OF INTEREST**

The following declaration of interest was read out by the Town Clerk:  
Cllr Bushell – Personal Interest – Item 5a) Appn No 61386 – Close to Cllrs residence.

P35/16 **APPROVAL OF MINUTES**

Planning Committee 27 September 2016  
It was RESOLVED that these minutes be approved.

P36/16 **PLANNING APPLICATIONS**

- c) Application No: 61768  
Applicant: Mr Gary Clay  
Proposal: Siting of two internally illuminated pole signs & one internally illuminated fascia sign.  
Location: Rogers Garage, 111 East Street, South Molton  
It was RESOLVED that it be recommended that this application be refused due to the fact that members deemed this an inappropriate development and that the pole signs and illuminated fascia sign could cause problems to adjacent properties. Cllr Bushell did not vote on this application as he arrived at the meeting part way through the debate.

The time being 6.47pm Cllr S. Lock joined the meeting.

- a) Application No: 61386  
Applicant: Mr Stephen Lewington  
Proposal: Listed building consent for the replacement of 8 windows.  
Location: Langmead House, North Street, South Molton  
It was RESOLVED that it be recommended that this application be

Continued ...

unanimously approved subject to it not breaching the original planning permission.

P37/16 The time being 6.58pm it was RESOLVED that the meeting be adjourned in order for the Town Council meeting to commence.

P38/16 The time being 8.55pm it was RESOLVED that the meeting re-convene.

- b) Application No: 61504
  - Applicant: Mr Robert Anderson
  - Proposal: Listed building application in respect of replacing window with patio doors.
  - Location: 44 East Street, South Molton
- It was RESOLVED that it be recommended that this application be unanimously approved.

P39/16 **PLANNING DECISIONS**

Members noted the planning decisions received from the District Council details of which had been previously circulated. Cllr Moore requested at the beginning of the meeting he wished to comment on Planning Decision No 60295 – The Coaching Inn, as follows: That he did not attend the NDC Planning meeting as he was away but that he had asked for a deferment of this application for one month. Cllr Moore also wished that it be minuted that the NDC accepted this application totally against the recommendations of South Molton Town Council and that the following observations on the application be noted.

- i) That there could be a danger to young children.
  - ii) The noise factor that will occur when people leave the premises in the early hours.
  - iii) That the Police do not support this application.
- Cllr Moore also questioned why no Environmental Officer was approached regarding this application.

There being no further business the meeting closed at 9.06pm.

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 NOVEMBER 2016 AT 6.15PM

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

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

P40/16 **APOLOGIES FOR ABSENCE**

Nil.

P41/16 **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reported that the revised Local Plan is under examination with stakeholders at the end of this month and December and he reported that the Land Agent was going to the Strategy Housing Section for South Molton as a representative for the town. Cllr Moore questioned whether this was worth the financial cost and the Town Clerk stated he would inform the Council of this and seek their views.

P42/16 **DECLARATIONS OF INTEREST**

All Councillors declared a personal interest in Application No 61978.

P43/16 **APPROVAL OF MINUTES**

Planning Committee 25 October 2016

It was RESOLVED that these minutes be unanimously approved.

The time being 6.20pm Cllr S. Lock joined the meeting.

The time being 6.22pm Cllr C. Lock joined the meeting.

P44/16 **PLANNING APPLICATIONS**

- a) Application No: 61850  
Applicant: Mr Peter Hardwick  
Proposal: Extension to dwelling.  
Location: The Gables, North Road, South Molton  
It was RESOLVED that it be recommended that this application be approved. Cllr C. Lock did not vote as she arrived part way through discussion on this application.
- b) Application No: 61925  
Applicant: Mr & Mrs Edward Trill  
Proposal: Listed building consent for internal alterations to provide upstairs bathroom, replacement of garage door and replacement of down pipe.  
Location: 34 East Street, South Molton  
It was RESOLVED that it be recommended that this application be unanimously approved.

Continued ...

- c) Application No: 61953  
 Applicant: View Vista Limited  
 Proposal: Outline application for mixed use development comprising circa 250 dwellings (Use Class C3), a medical centre (Use Class D1), allotments, public open space & other associated infrastructure.  
 Location: Land off North Road, North Road, South Molton, Grid Ref: 270953; 126384

There was no resolution on this application but the following observations were made:

- 1) No house to have fewer than two parking spaces.
- 2) The roundabout which is due to be installed at a later date should be built straight away for the safety of children.
- 3) That the bungalows should be built closest to the road.
- 4) Lorries should be cleaned on site and no mud left on the road.
- 5) No final decision until the ward members have been consulted on this application.

The time being 6.45pm Cllr Worden joined the meeting.

- d) Application No: 61978  
 Applicant: Mr & Mrs Goodman  
 Proposal: Extension to form new WC and new replacement boundary fence.  
 Location: 1 Howards Close, South Molton  
 It was RESOLVED that this application not be discussed or considered as the applicant is a fellow councillor. 4 For 3 Against.

- e) Application No: 62049  
 Applicant: Mr Mark Dayment  
 Proposal: Temporary siting of caravan.  
 Location: Broadmead Yard, North Road, South Molton  
 It was RESOLVED that it be recommended that this application be unanimously approved.

**P45/16 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 6.56pm.

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 DECEMBER 2016 AT 6.30PM

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

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

P46/16 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Yeo.

P47/16 **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman informed members that an application for extension to The Gables at North Road was granted permission by NDC before the Town Council had even discussed or made recommendations on this application.

P48/16 **DECLARATIONS OF INTEREST**

The following declaration of interest was read out by the Town Clerk:  
Cllr Cornelius – Personal Interest – Item 5a) Appn No 62129 – Know applicant

P49/16 **APPROVAL OF MINUTES**

Planning Committee 22 November 2016  
It was RESOLVED that these minutes be unanimously approved.

P50/16 **PLANNING APPLICATIONS**

- a) Application No: 62129  
Applicant: Mr John White  
Proposal: Demolition of garage & erection of extension incorporating a replacement garage & basement.  
Location: Slipperfield, Alswear Old Road, South Molton  
It was RESOLVED that it be recommended that this application be unanimously approved.
- b) Application No: 62154  
Applicant: Dickens Property Group Limited  
Proposal: Notice of an application to modify or discharge a planning obligation under Section 106A of the ~T & C P Act 1990 for the discharge of planning obligation relating to public open space contributions.  
Location: Land at Raleigh Park, South Molton  
It was RESOLVED that it be recommended that this application be unanimously refused on the grounds that works are still outstanding and also that the ownership of the land is of such a complex nature. Members wished it to be noted that Cllr Worden had been trying to sort out the ownership issue for several years.

Continued ...



- c) Application No: 62163
  - Applicant: Mr Andy West, Wainhomes (South West) Holdings Limited
  - Proposal: Approval of details in respect of discharge of conditions 4 (Construction phasing plan), 9 (Open Space details), 13 (Construction Management Plan), 17 (Surface Water Management) & 20 (Watercourse Corridor) attached to Planning permission 60152.
  - Location: Land at Nadder Lane, South Molton
- It was RESOLVED that it be recommended that this application be unanimously refused on the grounds that the open space details have not been satisfied. In particular, the imposition of Devon Banks, in the view of the members, would have been welcome. Members noted that South West Water and Highways were content with their aspect of the application.

P51/16 **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 6.51pm.

Chairman .....

Date .....