

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE SOUTH MOLTON TOWN COUNCIL HELD REMOTELY ON TUESDAY 2<sup>ND</sup> JUNE 2020 AT 6.30pm

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Present: In the Chair: Cllr M. Cornelius  
Cllr M. Bushell Cllr D. Worden  
Cllr Mrs C. Lock

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

1. **APOLOGIES FOR ABSENCE**

Cllr Hulland

2. **CHAIRMAN'S ANNOUNCEMENTS**

None

3. **DECLARATIONS OF INTEREST**

The Town Clerk granted a blanket dispensation on Application No. 71251 as this application was considered to have a considerable impact on South Molton. The Town Council owns a small proportion of the overall development which is at present under an Option Agreement.

4. **APPROVAL OF MINUTES**

Planning Committee

20<sup>th</sup> May 2020

It was unanimously RESOLVED that these minutes be approved.

It was agreed that Application No. 71251 be discussed first.

5. **PLANNING APPLICATIONS**

b)

Application No: 71251

Applicant: Mr Stephen Harris

Proposal: Erection of 187 dwellings together with associated infrastructure, public open space & landscaping

Location: Land off Nadder Lane, South Molton, Devon

It was unanimously RESOLVED that this application be refused due to the following concerns and comments:

1. Housing Mix – An increase in single level living should be considered ie. Bungalows or chalet bungalows. It was also suggested that the guidelines “Homes for Life” should be followed.
2. The Spatial Standards are inadequate leading to an over-intensification of the site.
3. Hedgerows – all hedgerows should be left intact unless a cut through is deemed essential.
4. The Linhays – due to the owls, little owls and the bats possibly inhabiting them, Cllrs request that the Linhays remain. The Linhays add to the character of the area.
5. Eastern Boundary – all the houses along this section should be either bungalows or chalet bungalows. Also more trees should be planted

along this boundary. Cllrs were very concerned about the impact for the residents living in West Park.

- 6. The size of the dwellings are inadequate.
- 7. Public Open Space – this is considered to be wholly inadequate.
- 8. Electric Charging Points for vehicles– these should be included in the application.
- 9. Disabled Properties – these should have a minimum of two bedrooms to allow for overnight stays for carers and to aid storage etc.
- 10. Wildlife Corridor – possibility of this being created along the Eastern Boundary.

a)

Application No: 71400

Applicant: Mr & Mrs Davis

Proposal: Extension to dwelling

Location: 2 Raleigh Close, South Molton, Devon EX36

This was unanimously RESOLVED that this application be approved.

There being no further business the meeting closed at 7.50pm

Chairman.....

Date.....