

MINUTES OF THE REMOTE MEETING OF THE PLANNING COMMITTEE OF THE SOUTH MOLTON TOWN COUNCIL HELD ON TUESDAY 8<sup>TH</sup> DECEMBER 2020 AT 6.00PM

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

In Attendance: Mr. A. C. Coates – Town Clerk  
 Cllr R Herniman

1. **APOLOGIES FOR ABSENCE**

None.

2. **CHAIRMAN'S ANNOUNCEMENTS**

None.

3. **DECLARATIONS OF INTEREST**

Cllr Worden – Personal – Item 7 – Acquaintances of residents at Kingsley Barton and Nieldstown.

4. **APPROVAL OF MINUTES**

Planning Committee

17<sup>th</sup> November 2020

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

5. **PRESENTATION BY BAKER ESTATES REPRESENTATIVES**

Two representatives from Baker Estates Graham Hutton and Tom Biddle answered questions from Councillors regarding Bee Meadow Estate.

6. **PLANNING APPLICATIONS**

a)

Application No: 72450  
 Applicant: Mr Tim Richters  
 Proposal: Extension to living accommodation  
 Location: Forge Cottage Exeter Road South Molton Devon EX36 4HX

It was unanimously RESOLVED that this application be recommended for approval.

b)

Application No: 72496  
 Applicant: Mr M Gibson  
 Proposal: Change of use of land to allow siting of one shepherd's hut for tourist accommodation  
 Location: Pattishams East Street South Molton Devon EX36 3QD

It was RESOLVED that this application be recommended for approval. Cllr Mrs C lock abstained.

c)

Application No: 72441  
 Applicant: Mrs Olivia Ambrose

Proposal: Change of use from Licensed Restaurant to Retail at the front of the property together with formation of 3 mews style houses & 1 maisonette.

Location: 73 South Street South Molton Devon EX36 4AG

It was unanimously RESOLVED that this application be recommended for refusal on the following grounds:

1. Mix – This application for Mews would be suitable for Commercial or Retail buildings. This would enhance the Town and be more in keeping with the conservation status.
2. Limited access for the Fire Service.
3. Disabled access limitation - there are no toilets specified on the ground floor.
4. Parking – There is no contingency for parking spaces.
5. Wheelie Bins – Rubbish would have be placed on the pavement in South Street

d)

Application No: 72247

Applicant: Mr N. Hagget & Ms T. Tripp

Proposal: Erection of a dwelling

Location: Land off North Road South Molton EX36 3AZ

It was unanimously RESOLVED that this application be recommended for refusal for the following reasons:

1. The front entrance of the house is close to the zebra crossing.
2. Houses will soon be erected on the opposite side of the road which will result in a cluttered appearance.
3. It will be out of keeping with the street scene.
4. It will damage the appeal of the Town on the approach to South Molton.
5. The proposed building is not in the centre of town and there is no car parking specified in the application.
6. The existing parking on the old Quince Honey Farm site is now not available, therefore limiting any further parking areas.
7. It is a sensitive site on the corner with many children walking to and from the Junior School.
8. The site does not conform to the existing building line of the other houses in the area.
9. The visibility splay is totally inadequate for the speed of vehicles coming down North Road.

Councillors were adamant that this space should be left as an Open Space Area.

Councillors also agreed that this application should be 'Called In' if it appears the application is likely to be approved by NDC.

In this amended application Councillors also wanted to reiterate the points raised in the letters of Representation namely that the application, is:

- Ridiculous.
- Out of character.
- Over bearing.
- Unsafe regarding the visibility splay for the driveway of Moor View House.

It was also raised that the application creates loss of privacy, lack of parking and loss of light.

7. **REQUEST FOR RE-INSTATEMENT OF OLD FOOTPATH**

It was unanimously RESOLVED that further information be obtained before progressing further and that if considered necessary the request would be taken back to Full Council.

There being no further business the meeting closed at 7.25pm

Chairman.....

Date.....