

MINUTES OF THE REMOTE MEETING OF THE PLANNING COMMITTEE OF THE SOUTH MOLTON TOWN COUNCIL HELD ON TUESDAY 3RD AUGUST 2021 AT 6.00PM

Present: In the Chair: Cllr M. Cornelius
 Cllr M. Bushell Cllr R. Herniman
 Cllr M. Hulland Cllr. Mrs T King
 Cllr D. Worden

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

1. **APOLOGIES FOR ABSENCE**

None.

2. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reported that he had received a request for a Developer to give a presentation to the Council. However, there were few details given so the Town Clerk suggested he would look into this further before reporting back to Council.

3. **DECLARATIONS OF INTEREST**

None.

4. **APPROVAL OF MINUTES**

Planning Committee

15th June 2021

It was RESOLVED that these minutes be approved. Cllrs Herniman and Hulland abstained as they were not present at that meeting.

Planning Committee

20th July 2021

It was RESOLVED that these minutes be approved. Cllr King abstained as she was not present at that meeting.

5. **PLANNING APPLICATIONS**

a)

Application No: 73699

Applicant: Mr & Mrs Dean

Proposal: Reserved matters application for erection of one dwelling (outline planning permission 70478 – erection of dwelling. Some matters reserved (appearance, landscaping, layout and scale)).

Location: Ashleigh House Garden of 3 Paradise Lawn Broad Street South Molton Devon EX36 3DJ

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

- a) Street Scene – Application not in character with the surrounding area.
- b) Parking Spaces – Considered that one parking space not sufficient for the size of the proposed building.

- c) Overlooking issues – Overlooks the Old Coach House and Southern Hay and the proposed building is also on a raised slope overlooking the gardens and rear windows of Paradise Lawn.
- d) Conservation Area – The proposed dwelling is in conservation area and abuts the curtilage of two Grade Two listed buildings and also two Locally Listed buildings.
- e) Visibility Splay – Considered inadequate using the local knowledge of traffic usage in North Street and it is also considered that the splay is not adequate for a dwelling of that size.
- f) Site Unsuitable for Two Storey Building.
- g) The archaeological survey has not yet been completed.
- h) Located nearby is a large underground storage tank which needs investigation.

b)

Application No: 73702
Applicant: Mr Tim Richters
Proposal: Conversion of former forge building for ancillary living accommodation
Location: Forge Cottage Exeter Road South Molton Devon EX36 4HX

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

There being no further business the meeting closed at 6.30pm.

Chairman.....

Date.....