

Planning Committee Meeting Minutes 16 February 2022

Written by Claire Parsons. Posted in Planning Committee Minutes

Minutes of the Planning Committee Meeting held in the Town Hall, Bideford on Wednesday 16 February 2022 at 6.00 pm.

PRESENT:

North Ward:

Councillor P Christie (Chairman)
Councillor D Bushby

South Ward:

Councillor Mrs S Langford

East Ward:

Councillor Mrs L Hellyer

West Ward:

Councillor D Ratcliff

IN ATTENDANCE:

Mrs Lesley Dixon-Chatfield – Town Clerk's Assistant

083. APOLOGIES FOR ABSENCE

None.

084. DECLARATIONS OF INTEREST

No Declarations of Interest received. There were no members of the public in attendance.

086. MINUTES

The Minutes of the Meeting held on 26 January 2022 were approved and signed as a correct record.

(Vote – For: 4, Against: 0, Abstentions: 1)

087. TO RECEIVE NOTIFICATION OF INSTALLATION OF ELECTRONIC COMMUNICATIONS APPARATUS FROM AIRBAND

The notifications submitted with the agenda were noted. The Chairman re-iterated that these notifications are for information only and reminded members that they may wish to keep the paperwork for future reference, should a member of the constituency query any of the works.

088. PLANNING APPLICATIONS

a. Application No: 1/1133/2021/REMM. (Re-consultation). Reserved matters application for details of appearance, landscaping, layout and scale in respect of a proposal for 274 no. dwellings, associated infrastructure and open space pursuant outline planning permission 1/0039/2014/OUTM. Land To The South Of Clovelly Road, Bideford, Devon. Applicant: Vistry Homes c/o Agent. Agent: Walsingham Planning, Bristol. (Date received: 21 Jan 2022).

Proposed by Councillor Christie, seconded and

RESOLVED: That the application is agreed but that the following points are taken into serious consideration:

- Members have major concerns about increased pressure the level of traffic will create on Clovelly Road. Further to a response from the applicant stating that traffic will not be adversely affected on Clovelly Road, we do not believe this and have serious concerns.
- Members query why traffic to Littleham is being routed through the new estate.
- Members would like to see a provision for Solar Panels made to the dwellings, to compliment EV charging points the Applicant has agreed to provide.
- Members would like to see a school built either to the North or South of Clovelly Road before the building of houses is commenced.

(Vote – For: 5, Against: 0)

b. Application No: 1/0036/2022/FUL. Installation of 1 x 27.5-metre-high ground based Swann Engineering 1S lattice tower, 6 x multi-band sector antenna fixed to tower headframe, 2 x 0.6m DIA transmission dishes fixed to tower headframe, 1 x ICD Airo cabinet (2100x750x600), 1 x M35 Emerson cabinet (1600x1200x600), 1 x MK5B Link AC cabinet (1200x500x1700), 1 x ICD Furo cabinet (2100x750x600), 2.1m high chainlink fence around with 1m wide gate 7m x 6m compound, Existing Stadium Lighting to be mounted on bespoke steel frame (10 x luminaires, 5 x control units and 1 x electricity distribution panel), Other ancillary equipment and cabling.. Bideford AFC (1987) Ltd, Robins Nest Clubhouse, The Sportsground, Kingsley Road. Applicant: Bideford AFC, The Sports Ground, Kingsley Road, Bideford EX39 2NG. Agent: EE Limited, Livingston. (Date received: 24 Jan 2022).

Proposed by Councillor Bushby, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0)

c. Application No: 1/0084/2022/FUL. Conversion of attached garage into additional bedroom. 10 Gate Field Road, Bideford, Devon, EX39 3QX. Applicant: Mr C Beer, same address. Agent: John Blaney Ltd, Parkham. (Date received: 1 Feb 2022).

Proposed by Councillor Christie, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0)

d. Application No: 1/0083/2022/FUL. Part retrospective application for the demolition of garage and erection of dwelling, erection of double garage, creation of new entrance and repositioning parking area for new dwelling. Hyford House, Catshole Lane, Bideford EX39 3DQ. Applicant: Mr Woodroffe, same address. Agent: D & J May Architectural Services, Barnstaple. (Date received: 2 Feb 2022).

Proposed by Councillor Christie, seconded and

RESOLVED: That the application is approved with the following provisos:

- That the applicant ensures that all spoil and detritus from the works are removed from the site and NOT deposited on neighbouring land.
- That the applicant does NOT remove any trees or hedges on neighbouring borders.

(Vote – For: 5, Against: 0)

e. Application No: 1/0098/2022/FUL. Proposed construction of 11 class B8 units and associated car and lorry spaces (Variation of Condition 2 of planning permission 1/0932/2017/FUL) – (Variation of Condition 1 of planning permission 1/0015/2021/FUL). Plot 27, Farm Road, Caddsdwn Industrial Park, Bideford. Applicant: Mr D Summers, TDR Summers, same address. Agent: Mr D Lobato, Bideford. (Date received: 2 Feb 2022).

Proposed by Councillor Mrs Langford, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0)

f. Application No: 1/0100/2022/FUL. Demolition of existing chalet house and garage and construction of new 2-storey replacement and associated groundworks & landscaping. 9 Brookfield, Bideford, Devon, EX39 3DP. Applicant: Mr & Mrs J Sharpe, same address. Agent: Bedford Bedford Ltd, Totnes. (Date received: 2 Feb 2022).

Proposed by Councillor Bushby, seconded and

RESOLVED: That the application is approved.

(Vote – For: 4, Against: 0, Abstentions: 1)

g. Application No: 1/0086/2022/FUL. Proposed two storey side extension. 12 Chopes Close, Bideford, Devon, EX39 4HD. Applicant: Mrs S Guttridge, same address. Agent: MJC Architects RIBA, Welwyn. (Date received: 3 Feb 2022).

Proposed by Councillor Bushby, seconded and
RESOLVED: That the application is approved.

(Vote – For: 5, Against:0)

h. Application No: 1/1256/2021/REMM. Reserved matters application for details of appearance, landscaping, layout and scale in respect of a proposal for 276 no. dwellings, associated infrastructure and open space pursuant outline planning permission 1/0039/2014/OUTM. Land South Of Clovelly Road, Littleham, Devon. Applicant: Vistry Homes c/o Agent. Agent: Walsingham Planning, Bristol. (Date received: 4 Feb 2022).

Proposed by Councillor Christie, seconded and

RESOLVED: That the application is approved but members wished to make the following comments:

- Regardless of the applicant's assurances that there will be no further pressure on the traffic on Clovelly Road, and in light of the Reserved Matters application 1/1133/2021/REMM, there WILL be significant impact from this development.
- Would like to see some provision for solar panels to be installed to dwellings, to compliment the EV Chargers that the applicant has agreed to provide.
- Serious concerns for the availability of schooling, dental, medical, sewage and water services.

(Vote – For: 5, Against: 0)

i. Application No: 1/1340/2021/FUL re-consultation. Erection of 2 flats (Amended Plans). 17 Barton Tors, East The Water, Devon. Applicant: Mr T Denby, address redacted. Agent: RGP Architects Ltd, Barnstaple. (Date received: 9 Feb 2022).

Proposed by Councillor Bushby, seconded and

RESOLVED: That the application is refused and that the resolution from the last time this application came before this Council for consultation, is reiterated. Members could not see that the amendments had mitigated their concerns.

- Overdevelopment of this site
- Overburdening already existing drainage issues
- Overburdening an already busy road network
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(Vote – For: 5, Against: 0)

j. Application No: 1/1057/2021/FULM re-consultation. Installation and operation of a solar farm together with all associated works, equipment and infrastructure (Further Information). Land At Webbery Barton And Cleave Farm, Bideford, Devon. Applicant: Kelsi Bolstad, Lightsource SPV 175 Limited, c/o Agent. Agent: Pegasus Group, Cirencester. (Date received: 9 Feb 2022).

Proposed by Councillor Bushby, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against:0)

DEVON COUNTY COUNCIL APPLICATION

Application No: RT/DCC/4287/2022: Replacement of all existing timber single and double glazed windows to the building which are all in a state of disrepair with new uPVC double glazed units in layout to match existing. Torridgeside Link Resource Centre, Higher Gunstone, Bideford, EX39 2DG. Applicant: Mr L Venn, Devon County Council, County Hall, Exeter, EX2 4QD. Agent: NPS, Exeter. (Date received: 25th Jan 2022).

Proposed by Councillor Christie, seconded and
RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0)

089. PLANNING AUTHORITIES UPDATE BY CLERK

Members noted the decisions received from Torridge District Council since the last meeting.

The business of the meeting having been completed, the Chairman thanked Members for their attendance and the meeting concluded at 6.40 pm.