

Planning Committee Minutes 20 April 2022

Written by Claire Parsons. Posted in Planning Committee Minutes

Minutes of the Planning Committee Meeting held in the Town Hall, Bideford on Wednesday 20 April 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 Claire Parsons – Administration Assistant

103. APOLOGIES FOR ABSENCE

No apologies for absence were received.

104. DECLARATIONS OF INTEREST

There were no Declarations of Interest.

105. PUBLIC PARTICIPATION SESSION

There were no members of the public in attendance.

106. MINUTES

The Minutes of the Meeting held on 30 March 2022 were approved and signed as a correct record.

(Vote – For: 5, Against: 0, Abstentions: 0)

107. TO CONSIDER THE PUBLIC CONSULTATION ON THE DRAFT AFFORDABLE HOUSING SPD AND NEW PLANNING VALIDATION CHECKLIST

The Chairman, Councillor Christie led the discussion on the draft Affordable Housing SPD and the new Validation Checklist.

The Chairman explained that the document is lengthy one but can be viewed online at <http://consult.torridge.gov.uk> In short, the draft SPD provides additional guidance on how the relevant policies of the North Devon and Torridge Local Plan 2011–2031, which was adopted in October 2018, will be used to support the delivery of affordable housing. It is intended that the draft SPD will help all parties involved (Councils, Developers, Landowners and registered Providers, deliver affordable housing through new development. Councillor Christie explained that comments are invited to be submitted on both the draft SPD and the Validation Checklist up until 13th May 2022, and that councillors could also submit comments as individuals.

Members discussed the draft documents and wished to raise the comments below, for submission.

3 The Development Process

Point 3.1 The Pre-Application

Could developers be told that unless they can provide 30% affordable housing, their applications will not be accepted?

5 Delivery of Affordable Housing on development sites

Point 5.5 Viability Study

Councillors need to see the price paid for the land and when this was paid, as the increasing house prices will directly affect the viability of the site.

9 Accessing Financial Viability

Point 9.3

Bideford Town Council are enquiring who are "The Council" in this paragraph, as no Councillors have ever been consulted.

Point 9.11

There are no details as to the level of premium paid to the landowner(s), which could affect the viability.

Committee Members agreed that this item, along with the comments raised should be placed on the next Town Council agenda with a view to obtaining the agreement of Councillors, before a representation is made on behalf of the Council by the closing date of Friday, 13 May 2022, 4.45pm.

108. PLANNING APPLICATIONS

a. Application No: 1/0300/2022/FUL. Change of use from Class E(a) to sui generis (massage therapy), together with internal refurbishment, rear extension and landscaping. 5 Ropewalk, Bideford, EX39 2NA. Applicant: Blueberry Estates, The Quay, Bideford, EX39 2XX. Agent: ORC Architecture Ltd, Appledore, EX39 1PW. (Date received: 24 March 2022).

Proposed by Councillor P Christie, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0, Abstentions: 0)

b. Application No: 1/0231/2022/FUL. Single storey extension to dwelling and alterations and extension to garage to form additional living accommodation (Resubmission of application 1/1000/2021/FUL). 65 Meddon Street, Bideford, EX39 2EQ. Applicant: Mr P Heuze (same address). Agent: (None supplied). (Date received: 3 March 2022).

Proposed by Councillor Mrs L Hellyer, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0, Abstentions: 0)

c. Application No: 1/0261/2022/FUL. Part retrospective application for the conversion of and extension of existing workshop and erection of additional workshop for the Use of Next Steps Development charity (Amended description). Tarka Yard, Nuttaberry, Bideford, EX39 4DT. Applicant: Callum Ford, R&M Utility & Civil Engineering Services, Woodbury Salterton, EX5 1EW. Agent: Mr E Emiliani, Woodward Smith Chartered Architects, Barnstaple, EX31 1DH. (Date received: 31 March 2022).

Proposed by Councillor Mrs S Langford, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0, Abstentions: 0)

d. Application No: 1/0307/2022/FUL. Single storey extension & raised decked area to front of dwelling. Sunstone, Coach Drive, Bideford, EX39 3JH. Applicant: Mr & Mrs R Stone (same address). Agent: Mrs D Somerville RIBA, Deborah Somerville Chartered Architect, Bideford, EX39 3BT. (Date received: 29 March 2022).

Proposed by Councillor D Ratcliff, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0, Abstentions: 0)

e. Application No: 1/0318/2022/FUL. Internal changes to provide separate access to ground and first floor and change of use of first floor to create self contained apartment. Torridge & West Devon Liberal Democrats, 13 Chingswell Street, Bideford, EX39 2NF. Applicant: Mr S Potts (same address). Agent: Mr A Cann, Cadworks South West Ltd, Woolsery, EX39 5QP. (Date received: 30 March 2022).

Proposed by Councillor D Bushby, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0, Abstentions: 0)

f. 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 (Amended Plans). Land South Of Clovelly Road, Littleham, Devon. Applicant: Vistry Homes c/o the Agent. Agent: Miss S Bridges, Walsingham Planning, Bristol, BS1 6UN. (Date received: 6 April 2022).

Proposed by Councillor P Christie, seconded and

RESOLVED: That the application is approved but members wished to reiterate their previous points of concern.

(a) Regardless of the applicants assurances that there will be further pressure on traffic on Clovelly Road, members stress that there WILL be significant impact from this development.

(b) Members again query why traffic to Littleham is being routed through the new estate.

(c) Members would like to see some provision for solar panels to be installed to swellings, to compliment the EV chargers that the applicant has agreed to provide.

(d) Members have serious concerns for the availability of schooling, dental, medical, sewage and water services.

(Vote – For: 5, Against: 0, Abstentions: 0)

g. Application No: 1/0367/2022/FUL. Conversion and extension to existing building for creation of no.1 dwelling. The Old Gasworks Stores, Torrington Street, Bideford, EX39 4DP. Applicant: Mr I Cox, Heale House, Littleham, Bideford, EX39 5HT. Agent: Mr S Nolan, Sam Nolan RIBA Architect, Bishops Tawton, EX32 0AX. (Date received: 7 April 2022).

Proposed by Councillor D Ratcliff, seconded and

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0, Abstentions: 0)

h. 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, EX39 3BE. Applicant: Mr D Summers, TDR Summers (same address). Agent: Mr D Labato, Unit 7 & 8 Summers Yard, Farm Road, Caddsdwn Industrial Estate, Bideford. (Date received: 8 April 2022).

Proposed by Councillor Mrs S Langford, seconded and,

RESOLVED: That the application is approved.

(Vote – For: 5, Against: 0, Abstentions: 0)

109. 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 6.45pm.