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|  | **GREAT TORRINGTON TOWN COUNCIL** | M A Tighe DMS MBA Town ClerkCastle HillGreat TorringtonDevon EX38 8AATel: 01805 626135 admin@great-torringtontowncouncil.gov.uk |

PLANNING COMMITTEE

## COMMITTEE ROOM, COUNCIL OFFICES, GREAT TORRINGTON

**On**

**WEDNESDAY 12th July 2017 at 10.00am**

##### MINUTES

**MEMBERS PRESENT:** Cllrs Mrs M Brown(Chair), R Darch, Mrs D Davey, Mrs R Funnell,

Mrs C Miller, Miss S Mills and Mr N Stark

## MINUTES

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|  62. | **Apologies -** NIL |
|  63. | **10-minute period for public contributions.**1. Sheena Rider spoke against permission for applications at Deep Moor. DCC/3998/2017 AND DCC 3995 2017
2. Mr D Kent spoke against the application 1/0566/2017/OUT – land off Juries Lane.
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|  64. | Following the public contributions, the chair proposed that the meeting consider items 6b and 6c of the agenda.**Correspondence and matters brought forward by the Chairman as a matter of urgency-** Nil |
|  65. | **Declaration of interests** - Cllrs Mrs M Brown and R Darch declared dual hatted interests as a member of more than one authority. Cllrs Mrs M Brown, Mrs D Davey and Miss S Mills declared a personal interest STITICH and SOHS, Cllr Mrs R Funnell declared a personal interest in SOHS, Cllr Miss S Mills declared a personal interest in respect of item agenda item 6 (f) and Cllr Miss C Miller declared a personal interest in respect of agenda item 6 (a). |
|  66. | **To agree the agenda between Part ‘A’ and Part ‘B’ (Confidential and Restricted Information).** AGREED |
|  | **PART “A”** |
|  67. | **Consideration of the following Planning Application Received:**1. **1/0508/2017/OUTM – Resubmission of 1/0167/2014/OUTM – Proposed residential development 58 housing units –** Hatch Moor Nursing Home, Torrington, Devon, EX38 7AT

Following a site visit the day before members did not object to the area being used for homes. However, they did have some reservations: 1. Provision does not appear to have been made for affordable housing.
2. The sewerage system to the eastern side of the town is unsuitable for increased development until improvements have been undertaken to the sewerage system.
3. The development by its location and geography is a little isolated for those without cars. This particularly applies to the elderly and/or disabled. The public transport system does not extend to the area and thus promotes the use of cars. This works against the sustainability of the proposal. Thus, a contribution will be required towards improved public transport.
4. It was also considered that the proposal was an overdevelopment of the site. Fewer units would be more acceptable.
5. **ACB/DCC/3998/2017** – Variation of condition 1 of planning permission DCC/3910/2016 to allow the permanent retention of the green waste composting operation at Deep Moor Landfill Site, Road from Belle View Cross to High Bullen, High Bullen, EX38 7JA

Members discussed the application in some detail. They considered that the removal of the condition would hamper control in the future. Members continued to express their view that the traffic generated was totally unsuitable for the rural roads. For these reasons, the meeting decided to recommend that the application should be refused.1. **ACB/DCC/3995/2017 –** The permanent use of a building for the operation of a waste recovery and transfer operation, the construction of an extension to the hard standing and landscape screening bunds and the variation of Planning Permission DCC/2682/2008 and DCC/3956/2017 at Deep Moor Landfill Site, Road from Belle View Cross to High Bullen. High Bullen, EX38 7JA

Members were very concerned that the proposal was for a permanent permission. The closure of the site is programmed for 2025 and members felt this should be retained. Members reiterated their concern at the traffic being generated and would continue to be generated on unsuitable rural roads.For these reasons, the meeting decided to recommend refusal of the application.Following this item, the chair proposed that the meeting consider the item 6f next. Agreed.1. **1/0502/2017/FIUL – Proposed extension to provide additional living accommodation –** 52 Greenbank, Torrington, Devon, EX38 7DP

Members did not object to the proposal. The chair abstained.1. **1/0524/2017/FUL – Replacement of existing boundary loose stone wall with a Devon stone wall –** Hebron, Calf Street, Torrington, Devon

Members did not object to the proposal. The chair abstained1. **1/0566/2017/OUT – Outline application for two dwellings with all matters reserved –** Land off Juries Lane, Juries Lane, Torrington, Devon

Members considered that the proposal was to be accessed via a lane that is too narrow for the expected usage. Councillor Darch proposed an objection, Councillor Miss Mills seconded the proposal. Carried with one abstention from the chair.1. **1/0588/2017/FUL – Replacement and upgrade of existing public telephone kiosk with kiosk combining public telephone and ATM service –** Car Park at Grid Reference 249496 119037, South Street, Torrington, Devon

The meeting supported this proposal and hoped for a speedy resolution.1. **1/0565/2017/TCA – Works to tree covered by CA –** 1 Tannery Row, Church Lane, Torrington, Devon

Members did not object to the proposal. |
|  68. | **Responses from Torridge District Council:** these were noted1. **1/0405/2017/FUL – Extension to existing dwelling –** Littleton, Warren Lane, Torrington, Devon - **PERMISSION GRANTED**
2. **1/0039/2016/OUTM – Hybrid full application for the erection of 13 dwellings on northern part of site with new access to Limer’s Hill, outline application for the erection of up to 136 dwellings, up to 200m2 of retail (A1) floorspace, bat house and adaption of existing building on southern part of the site to accommodate 5 units of B1, B2, B8 or mixed B class uses (approx. 1,300m2) with access via the existing 3 other accesses off Limer’s Hill together with open space; drainage, road and other infrastructure, all following the demolition buildings and structures on site (Affecting a Public Right of Way\_ - resubmission of 1/0587/2015/OUTM –** Torridge Vale Ltd, Rolle Road, Torrington, Devon - **PERMISSION GRANTED**
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|  69. | **Great Torrington Neighbourhood Plan**Councillor Darch gave an update to the local plan and the neighbourhood plan. |
|  70. | **PART ‘B’ -** (Confidential and Restricted Information) – Nil Business  |
|  71. | **Date of next meeting:** 26th July 2017 The meeting finished at 11.15 |

Signed: …………………………………………………. Date: ………………………………..