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| Fleur de lis GREAT TORRINGTON TOWN COUNCIL |

## Minutes of the Planning Committee Meeting held on Wednesday 9th July 2025 at 10:00am in the Committee Room, Great Torrington Town Council, Castle Hill, Torrington EX38 8AA

## MEMBERS PRESENT:

Cllrs M Brown, J Isaac, S Mills (Chair) and D Smith.

## **ALSO PRESENT:**

Charlotte Kirby, (Deputy Town Clerk), Kate Cooper (Administration Assistant)

### APOLOGIES:

Cllr Cloke.

### DECLARATIONS OF INTEREST:

Cllr Isaac declared a personal interest with regard to 7b. 1/0498/2025/OUT.

### PUBLIC CONTRIBUTIONS:

None.

### MINUTES: CONFIRMATION OF THE MINUTES OF THE FOLLOWING MEETINGS AND PASS SUCH RESOLUTIONS THERON AS DEEMED ADVISABLE:

#### Planning Committee Meeting: 18th June 2025

Cllr Smith proposed to approve the minutes; Cllr Brown seconded the proposal; a vote was taken: three in favour, one abstention (Cllr Isaac who was not present at the meeting on 18th June 2025).

### MATTERS ARISING

None.

### CORRESPONDENCE AND MATTERS BROUGHT FORWARD BY THE CHAIR AS A MATTER OF URGENCY:

None.

### CONSIDERATION OF THE FOLLOWING PLANNING APPLICATIONS RECEIVED:

1. 1/0308/2025/REMM: Reserved matters application for Access, Appearance, Landscaping, Layout and Scale for 141 No. dwellings and associated works pursuant to 1/0324/2024/FULM

**Location:** Land and Buildings at Grid Reference 249644 119976, Torrington, Devon

Councillors considered a reply from the developers addressing comments expressed previously. In addition, Members considered the summary of reserved matters provided by the developer which summarised details that have been updated with respect to various aspects including: house design, access, bin collection points, and landscaping.

Members discussed arrangements over maintaining public areas (eg homeowners will be charged a maintenance fee) and who will manage this aspect. Members commented that over time, management companies can become ineffective or financially stretched after the initial years, so queried whether there would be oversight or performance monitoring of the management company and what contingency plans would be in place should the company fail.

Regarding the bin collection points planned, Cllr Isaac expressed concern that flytipping of items such as microwaves and other small electricals could be a problem in these areas and quoted examples of where this has happened on other similar estates in the town.

The developer clarified that no affordable housing is being provided. A housing association will manage a number of rental properties. Cllr Mills expressed disappointment that the houses were all situated in one area.

Members noted the comments put forward by South West Water who have highlighted some issues. Cllr Smith is attending the next Water Forum on 14th July and will report back.

Officers to reply to the developers to thank them for their response to previous queries. The response will include the additional comments noted by Members above regarding the management company and fly-tipping. Members had no comments regarding the reserved matters application.

Cllr Isaac proposed no objections to the reserved matters application, Cllr Mills seconded. Vote: all in favour.

**Decision: No Objections.**

1. **1/0498/2025/OUT:** Outline application for the erection of up to 5 no. dwellings with all matters reserved except access.

**Location:** Land At Grid Reference 250773 119410, Hatchmoor Road, Torrington, Devon

There had been a previous application for this site which was withdrawn. This is an outline application proposing up to 5 houses to be built. No further details.

Although this application is at a very early stage, Cllr Smith proposed no objections to the application, Cllr Brown seconded. Vote: three in favour, one abstention (Cllr Isaac).

**Decision: No Objections**

### Planning Appeal Notifications: For information

* 1. **Planning Application Ref**: 1/0212/2025/PIP

**Appeal Ref**: APP/W1145/W/25/3367934

Permission in Principle for residential development up to 3 no. dwellings

**Location:** Land at Grid Reference 249843 119565, Juries Lane, Torrington, Devon

Councillors reviewed previous comments made on this application. No futher comments were put forward by Members today.

### RESPONSES FROM TORRIDGE DISTRICT AND DEVON COUNTY COUNCILS:

1. **1/0262/2025/FUL:** Erection of first floor extension.

**Location**: 14 Rack Park Close, Torrington, Devon: **PERMISSION GRANTED: NOTED**

### Items for discussion that exclude the press and public (confidential and restricted information):

Nil Business.

### DATE OF NEXT MEETING:

Next Planning Committee meeting16th July 2025 at 10am tbc.

Meeting closed at 10:42 am.

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