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| Fleur de lisGREAT TORRINGTON TOWN COUNCIL |

## Minutes of the Planning Committee Meeting held on Wednesday 30th July 2025 at 10:00am in the Committee Room, Great Torrington Town Council, Castle Hill, Torrington EX38 8AA

## MEMBERS PRESENT:

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

## **ALSO PRESENT:**

Jennie Smithson (Town Clerk) and Charlotte Kirby, (Deputy Town Clerk)

### APOLOGIES:

None.

### DECLARATIONS OF INTEREST:

None.

### PUBLIC CONTRIBUTIONS:

None.

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

#### Planning Committee Meeting: 9th July 2025

Cllr Brown proposed to approve the minutes; Cllr Smith seconded the proposal; a vote was taken: three in favour, one abstention (Cllr Cloke who was not present at the meeting on 9th July 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. 1/0546/2025/FUL: Extension and alterations to existing dwelling

**Location:** The Clinic, New Street, Torrington, Devon

Members had no comments on this application.

Cllr Brown proposed no objections; Cllr Isaac seconded the proposal; a vote was taken: all in favour.

**Decision: No Objections.**

1. **1/0561/2025/COUPD:** Prior notification for the change of use from commercial, business and service (Class E) to 1 no. dwellinghouse (Class C3) (Schedule 2, Part 3, Class MA).

**Location:** Torbridge Vet Group, Torbridge Veterinary Centre, New Road, Torrington, Devon

Members had no comments on this application.

Cllr Cloke proposed no objections; Cllr Smith seconded the proposal; a vote was taken: all in favour.

**Decision: No Objections.**

1. **1/0557/2025/FUL:** Creation of 9 no. bedroom House of Multiple Occupancy (Sui Generis) in lieu of permission 1/0144/2025/FUL. Ground floor and basement retained in part as commercial use.

**Location:** 18 South Street, Torrington, Devon EX38 8AA

Members noted the recent comments made by the Designing Out Crime Officer and were in agreement with his recommendations.

In addition, Members had the following comments:

* The plans show one of the rooms in the basement as a bedroom, which would make it a 10 bedroom HMO, rather than a 9 bedroom HMO as described in the application.
* There are two new bedrooms on the ground floor which only have access to a bathroom on the first floor, shared by two further bedrooms. Members were therefore concerned that there are insufficient bathroom facilities for the number of additional bedrooms being proposed.
* Concerns were raised about whether the size of the kitchen would be suitable for the increased number of occupants, especially if laundry facilities were to be included in the kitchen area as well as cooking and food storage facilities.
* Members recommended the fire service be consulted on fire escape plans and for them to undertake a formal fire risk assessment of the proposals.
* Overall, Members had significant concerns about the increased number of bedrooms in this new application and the limited shared facilities available. As already pointed out by the Designing Out Crime Officer, Members were concerned about upkeep of the communal areas and suggested that with such a large number of occupants, an on-site manager might be considered to help oversee and manage the communal areas.

Cllr Mills proposed the above comments be shared with Torridge District Council (TDC) and to request that the Planning Officer give this application further careful consideration. Cllr Smith seconded the proposal; a vote was taken: all in favour.

**Decision: Share comments above with TDC.**

1. **1/0556/2025/FUL:** Demolition of barn and creation of 1 no. dwelling in lieu of planning approval 1/0366/2024/FUL (self-build)

**Location:** Darracott Barn, Torrington, Devon

Members had no comments on this application.

Cllr Smith proposed no objections; Cllr Isaac seconded the proposal; a vote was taken: all in favour.

**Decision: No Objections.**

1. **1/0598/2025/FUH:** Replacement of stairs with new balcony and steps

**Location:** 18 Rack Park Close, Torrington, Devon EX38 8AH

Members had no comments on this application.

Cllr Isaac proposed no objections; Cllr Brown seconded the proposal; a vote was taken: all in favour.

**Decision: No Objections.**

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

Nil Business.

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

Nil Business.

### DATE OF NEXT MEETING:

Next Planning Committee meeting 27th August 2025 at 10am.

Meeting closed at 10:42 am.

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