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| Fleur de lis GREAT TORRINGTON TOWN COUNCIL |

## Minutes of the Planning Committee Meeting held on Wednesday 24th September 2025 at 10:00am in the Committee Room, Great Torrington Town Council, Castle Hill, Torrington EX38 8AA

## MEMBERS PRESENT:

Cllrs M Brown, P Cloke, S Mills (Chair) and D Smith.

## **ALSO PRESENT:**

Jennie Smithson (Town Clerk) and Charlotte Kirby, (Deputy Town Clerk). Cllr C Sanders and Cllr S Watson-Davies (observing only)

### APOLOGIES:

Cllr Isaac.

### 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: 3rd September 2025

Cllr Cloke proposed to approve the minutes; Cllr Smith seconded the proposal; a vote was taken: all in favour.

### 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. **1/0669/2025/FUL:** Change of use of land to domestic curtilage

**Location:** Land at Grid Reference 250015 119169, Holwill Drive, Torrington, Devon

Members noted 4 objections lodged by local residents and discussed concerns they have with this application relating to a loss of public open space and how it may impact the public right of way which crosses the application site.

Members had hoped to arrange a site visit to look at the application, however it was not possible to arrange this in time for today’s meeting. Members therefore strongly recommend that Torridge District Council (TDC) undertakes a site visit.

Cllr Brown proposed the above comments be shared with the Planning Officer at TDC; Cllr Smith seconded the proposal; a vote was taken: unanimous.

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

1. **1/0557/2025/FUL:** Creation of 9-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 still have concerns about this application in terms of the increased number of bedrooms (9) compared to the application approved (6 bedrooms). They acknowledge that there is a need for this type of accommodation in Great Torrington, and are pleased that some commercial space will remain, however they feel strongly that it is important for housing such as this to be of good quality with adequate bathroom facililities. In their opinion, the current design is not acceptable as there are no toilet/bathroom facilities for residents on the ground floor. Members commented that the positioning of a bedroom on the ground floor was a good idea for accessibility reasons, however this would therefore require accessible bathroom facilities on the same level.

Cllr Smith proposed to object to the application on the grounds outlined above; Cllr Brown seconded the proposal; a vote was taken: all in favour.

**Decision: OBJECTION: see comments above.**

1. **1/0685/2025/FUL:** Proposed change of use of redundant building into a dwelling (self-build)

**Location:** Land at Grid Reference 250456 118637, Torrington, Devon

Members had no concerns over this application.

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

**Decision: No Objections**

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

* + - * 1. **1/0546/2025/FUL:** Extension and alterations to existing dwelling. Location: The Clinic, New Street, Torrington, Devon: **PERMISSION GRANTED: NOTED**
        2. **1/0431/2025/FUL:** Erection of a single storey dwelling for use as a live work unit ancillary to the main holiday cottage complex including the change of use of existing dwelling into holiday unit. Location: Land At Grid Reference 248745 119891, Torrington, Devon: **PERMISSION GRANTED: NOTED**
        3. **1/0556/2025/FUL:** Demolition of barn and creation of 1no. dwelling in lieu of planning approval 1/0366/2024/FUL (self-build): Location: Darracott Barn, Torrington, Devon: **PERMISSION GRANTED: NOTED**
        4. **1/0561/2025/COUPD:** Prior notification for the change of use from commercial, business and service (Class E) to 1no. dwellinghouse (Class C3) (Schedule 2, Part 3, Class MA): Location: Torbridge Vet Group, Torbridge Veterinary Centre, New Road, Torrington: **PERMISSION GRANTED: NOTED**
        5. **1/0598/2025/FUH:** Replacement of stairs with new balcony and steps: Location: 18 Rack Park Close, Torrington, Devon EX38 8AH: **PERMISSION GRANTED: NOTED**
        6. **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: **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 meeting 8th October 2025 at time to be confirmed.

Meeting closed at 10:41 am.

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