

DEVELOPMENT MANAGEMENT COMMITTEE

26 April 2023

Present:-

Councillors J Brook (Chair), P Bullivant (Vice-Chair), I Chubb, A Connett, D Cox, G Gribble, L Hellyer, J Hodgson and P Sanders

In attendance, virtually:-

Councillor Su Aves

Apologies:-

Councillors C Slade and J Yabsley

38 **Minutes**

RESOLVED that the Minutes of the meeting held on 7 December 2022 be signed as a correct record.

39 **Items Requiring Urgent Attention**

No item was raised as a matter of urgency.

40 **County Matter: Waste South Hams District: Proposed variation of condition 1 of permission 0704/22/DCC (Proposal to vary condition 2 of permission 1690/20/DCC (Variation of condition 4 (to extend the temporary permission) of planning permission DCC/3638/2014 for importation of inert waste for the purpose of filling the void as part of the restoration of Steer Point Quarry) to revise the design of the gravity outfall into Coflette Creek) to extend the period to import waste into the site to 31 October 2023, Steer Point Quarry, Steer Point Road, Brixton**

The Committee considered the Report of the Chief Planner (CET/23/32) on a variation of a condition to allow an extended period for importation of inert waste materials to be used in the restoration of Steer Point Quarry. The application sought to vary condition 1 of permission 0704/22/DCC (DCC/4285/2021) which was a variation of an earlier planning permission (DCC/3638/2014) for the importation of waste to restore Steer Point Quarry.

The Chief Planner's Report gave a reasoned assessment of the proposal, referring to all relevant policies and summarising the comments and views of interested parties received prior to the meeting. The need for minor changes to Conditions 1 and 3 was indicated in the officer's presentation.

Member discussions and questions to the Officers related to lorry movements in particular during school opening and closing times, clarification over the conditions for the water body which had emerged during the restoration of the site, whether an environment permit was in place, questioning if the length of the extended period of 6 months would be sufficient and penalties for breaking conditions of the planning permission.

Members were informed that: there were stringent conditions in place for lorry movements and for these to be outside of normal school busy periods; condition 3 addressed the additional water body and how this was to be managed and monitored; an environment permit was now in place although it was one cause of initial delays in importing waste the main reason was due to the Covid pandemic. The applicant was confident the extension was sufficient to complete the work and vehicle movements were monitored from time to time. There was a complaints procedure in place for people to use if they wish.

It was **MOVED** by Councillor J Brook and **SECONDED** by Councillor L Hellyer and

RESOLVED that planning permission is granted to enable importation of waste to 31 October 2023 subject to the conditions in Appendix 1 of the report as amended by the revisions to Conditions 1 and 3 tabled at the meeting, with any subsequent minor material changes to the conditions being agreed in consultation with the Chair and Local Member.

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County Matter: Waste - Variation of Condition 2 of Devon County Council Ref. DCC/4198/2020 for the extensions and alteration to the existing waste processing facility and combined heat and power plant, Unit 8, Stuart Way, Hill Barton Business Park, Clyst St Mary

The Committee considered the Report of the Chief Planner (CET/23/33) for a planning application to vary a combined heat and power [CHP] plant at Unit 8, Hill Barton Business Park previously in March 2021. The proposal seeks to remove the originally proposed upwards extension of the existing processing building, site the CHP related plant and equipment externally, and install revised airflow management system and sound attenuation to retain existing operational sound levels within the plant.

The Chief Planner's Report gave a reasoned assessment of the proposal, referring to all relevant policies and summarising the comments and views of interested parties received prior to the meeting.

Member discussions and questions to the Officers related to understanding of acronyms for RDF (Refuse Derived Fuel) and CHP (Combined Heat and Power), the reduction of the height of the chimney stack and gas omissions which were covered by the Environmental Permit, and possible changes in noise levels which would be covered by further assessments.

It was **MOVED** by Councillor J Brook and **SECONDED** by Councillor L Hellyer and

RESOLVED that planning permission be granted subject to the planning conditions set out in Appendix 1 of the report (with any subsequent minor material changes to the conditions being agreed in consultation with the Chair and Local Member).

42 **Delegated Action - Schedules (to include ROMPS Actions) and Summary Schedule**

The Committee received and noted the report of the Chief Planner (CET/23/34) on action taken under delegated powers.

NOTES:

1. *Minutes should always be read in association with any Reports for a complete record.*
2. *If the meeting has been webcast, it will be available to view on the [webcasting site](#) for up to 12 months from the date of the meeting*

* **DENOTES DELEGATED MATTER WITH POWER TO ACT**

The Meeting started at 2.15 pm and finished at 2.50 pm