

Phil Norrey
Chief Executive

To: The Chairman and Members of
the Development Management
Committee

County Hall
Topsham Road
Exeter
Devon
EX2 4QD

(See below)

Your ref :
Our ref :

Date : 4 July 2017
Please ask for : Gerry Rufolo

Email: 01392 382299

DEVELOPMENT MANAGEMENT COMMITTEE

Wednesday, 12th July, 2017

A meeting of the Development Management Committee is to be held on the above date at 2.15 pm in the Committee Suite - County Hall to consider the following matters.

P NORREY
Chief Executive

A G E N D A

PART 1 - OPEN COMMITTEE

1 Apologies for Absence

2 Minutes

Minutes of the Meeting held on 5 April 2017 (previously circulated).

3 Items Requiring Urgent Attention

Items which in the opinion of the Chairman should be considered at the meeting as matters of urgency.

MATTERS FOR DECISION

4 County Matter: Waste - Teignbridge District: Permanent planning consent sought for on-farm composting of garden waste, with the finished compost used on the farm holding as a soil fertiliser & general improver, land at Seale Hayne Farm, Field 6041, Newton Abbot (Pages 1 - 12)

Report of the Head of Planning, Transportation and Environment (PTE/17/39).

Electoral Divisions(s): Bovey Rural

- 5 County Matter: Minerals - East Devon District: Extraction of up to 1.5 million tonnes of as raised sand and gravel, restoration to agricultural land together with temporary change of use of a residential dwelling to a quarry office/welfare facility, land at Straitgate Farm, Exeter Road, Ottery St Mary

The Head of Planning, Transportation and Environment to report the receipt of the above planning application and that it is considered appropriate for Members to visit the site prior to the determination of the application.

Recommendation: That Members visit the site in advance of consideration of a report to be made to the 6 September 2017 Development Management Committee.

Electoral Divisions(s): Whimble & Blackdown

- 6 County Matter: Minerals - Mid Devon District: Importation of up to 1.5 million tonnes of as raised sand and gravel from Straitgate Farm into Hillhead Quarry for processing, together with the widening of a 400 metre length of Clay Lane, land at Hillhead Quarry, near Uffculme, Cullompton

The Head of Planning, Transportation and Environment to report the receipt of the above planning application and that it is considered appropriate for Members to visit the site prior to the determination of the application.

Recommendation: That Members visit the site in advance of consideration of a report to be made to the 6 September 2017 Development Management Committee.

Electoral Divisions(s): Willand & Uffculme

- 7 County Council Development - Torridge District: Construction of a Trail on former railway at land between the former Hole Station and the C494 near Chilla, Highampton

The Head of Planning, Transportation and Environment to report the receipt of the above planning application and that it is considered appropriate for Members to visit the site prior to the determination of the application.

Recommendation: That Members visit the site in advance of consideration of a report to be made to the 6 September 2017 Development Management Committee.

Electoral Divisions(s): Holsworthy Rural

- 8 County Council Development - West Devon: Construction of a Trail at land north of the C491 Friars Hele to Petrockstowe Lane, Friars Hele Cross, Meeth, Okehampton

The Head of Planning, Transportation and Environment to report the receipt of the above planning application and that it is considered appropriate for Members to visit the site prior to the determination of the application.

Recommendation: That Members visit the site in advance of consideration of a report to be made to the 6 September 2017 Development Management Committee.

Electoral Divisions(s): Hatherleigh & Chagford

- 9 County Council Development - West Devon: Construction of a Trail at land south of the C491 Friars Hele to Petrockstowe Lane, Friars Hele Cross, Meeth, Okehampton

The Head of Planning, Transportation and Environment to report the receipt of the above planning application and that it is considered appropriate for Members to visit the site prior to the determination of the application.

Recommendation: That Members visit the site in advance of consideration of a report to be made to the 6 September 2017 Development Management Committee.

Electoral Divisions(s): Hatherleigh & Chagford

- 10 Record of Decision - Torridge District: Record of decision taken by Head of Planning, Transportation and Environment not to pursue refusal reason 2 at the forthcoming Public Inquiry in relation to the refusal of planning application DCC/3848/2017 for a resource recovery park at Deep Moor Landfill Site, High Bullen, Torrington (Pages 13 - 14)

Report of the County Solicitor (CSO/17/21), attached.

Electoral Divisions(s): Torrington Rural

- 11 Highway Consultation - Teignbridge District: Outline application for employment development (Use Classes B1, B2 and B8) up to 47,112 square metres (gross floor area) together with associated infrastructure including new vehicular access, an internal road layout, car parking, landscaping, services and all other associated development at West Exe Park, Alphington (Pages 15 - 26)

Report of the Head of Planning, Transportation and Environment (PTE/17/40), attached.

Electoral Divisions(s): Exminster & Haldon


OTHER MATTERS

- 12 Delegated Action - Schedules (to include ROMPS Actions) and Summary Schedule (Pages 27 - 28)

Report of the Head of Planning, Transportation and Environment (PTE/17/41), attached.

PART II - ITEMS WHICH MAY BE TAKEN IN THE ABSENCE OF THE PRESS AND PUBLIC

Nil

Membership
Councillors J Brook (Chairman), H Ackland, Y Atkinson, R Bloxham, J Brodie, A Connett, G Gribble, I Hall, L Hellyer, J Hodgson, R Hosking, T Inch, P Sanders, C Slade and J Yabsley
Declaration of Interests
Members are reminded that they must declare any interest they may have in any item to be considered at this meeting, prior to any discussion taking place on that item.
Access to Information
Any person wishing to inspect any minutes, reports or lists of background papers relating to any item on this agenda should contact Gerry Rufolo. Agenda and minutes of the Committee are published on the Council's Website and can also be accessed via the Modern.Gov app, available from the usual stores.
Webcasting, Recording or Reporting of Meetings and Proceedings
The proceedings of this meeting may be recorded for broadcasting live on the internet via the 'Democracy Centre' on the County Council's website. The whole of the meeting may be broadcast apart from any confidential items which may need to be considered in the absence of the press and public. For more information go to: http://www.devoncc.public-i.tv/core/
In addition, anyone wishing to film part or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so, as directed by the Chairman. Any filming must be done as unobtrusively as possible from a single fixed position without the use of any additional lighting; focusing only on those actively participating in the meeting and having regard also to the wishes of any member of the public present who may not wish to be filmed. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chairman or the Democratic Services Officer in attendance so that all those present may be made aware that is happening.
Members of the public may also use Facebook and Twitter or other forms of social media to report on proceedings at this meeting. An open, publicly available Wi-Fi network (i.e. DCC) is normally available for meetings held in the Committee Suite at County Hall. For information on Wi-Fi availability at other locations, please contact the Officer identified above.
Public Participation
Any member of the public resident in the administrative area of the County of Devon may make a presentation to the Committee on a planning application being considered by the Committee, or any consultation on a proposal by a Government Department (but not when the County Council is consulted on a proposal by a District Council) or a Review of Old Minerals Permissions applications.
Any request to make a presentation must be given to the Office of the Chief Executive's Directorate by 12 noon on the forth working day before the date of the meeting. For further information please contact Exeter 01392 382299.
Emergencies
In the event of the fire alarm sounding leave the building immediately by the nearest available exit, following the fire exit signs. If doors fail to unlock press the Green break glass next to the door. Do not stop to collect personal belongings, do not use the lifts, do not re-enter the building until told to do so.
Mobile Phones
Please switch off all mobile phones before entering the Committee Room or Council Chamber
If you need a copy of this Agenda and/or a Report in another format (e.g. large print, audio tape, Braille or other languages), please contact the Information Centre on 01392 380101 or email to: centre@devon.gov.uk or write to the Democratic and Scrutiny Secretariat at County Hall, Exeter, EX2 4QD.
 Induction loop system available

NOTES FOR VISITORS

All visitors to County Hall, including visitors to the Committee Suite and the Coaver Club conference and meeting rooms are requested to report to Main Reception on arrival. If visitors have any specific requirements or needs they should contact County Hall reception on 01392 382504 beforehand. Further information about how to get here can be found at: <https://new.devon.gov.uk/help/visiting-county-hall/>. Please note that visitor car parking on campus is limited and space cannot be guaranteed. Where possible, we encourage visitors to travel to County Hall by other means.

SatNav – Postcode EX2 4QD

Walking and Cycling Facilities

County Hall is a pleasant twenty minute walk from Exeter City Centre. Exeter is also one of six National Cycle demonstration towns and has an excellent network of dedicated cycle routes – a map can be found at: <https://new.devon.gov.uk/travel/cycle/>. Cycle stands are outside County Hall Main Reception and Lucombe House

Access to County Hall and Public Transport Links

Bus Services K, J, T and S operate from the High Street to County Hall (Topsham Road). To return to the High Street use Services K, J, T and R. Local Services to and from Dawlish, Teignmouth, Newton Abbot, Exmouth, Plymouth and Torbay all stop in Barrack Road which is a 5 minute walk from County Hall. Park and Ride Services operate from Sowton, Marsh Barton and Honiton Road with bus services direct to the High Street.

The nearest mainline railway stations are Exeter Central (5 minutes from the High Street) and St David's and St Thomas's both of which have regular bus services to the High Street. Bus Service H (which runs from St David's Station to the High Street) continues and stops in Wonford Road (at the top of Matford Lane shown on the map) a 2/3 minute walk from County Hall, en route to the RD&E Hospital (approximately a 10 minutes walk from County Hall, through Gras Lawn on Barrack Road).

Car Sharing

Carsharing allows people to benefit from the convenience of the car, whilst alleviating the associated problems of congestion and pollution. For more information see: <https://liftshare.com/uk/community/devon>.

Car Parking and Security

There is a pay and display car park, exclusively for the use of visitors, entered via Topsham Road. Current charges are: Up to 30 minutes – free; 1 hour - £1.10; 2 hours - £2.20; 4 hours - £4.40; 8 hours - £7. Please note that County Hall reception staff are not able to provide change for the parking meters.

As indicated above, parking cannot be guaranteed and visitors should allow themselves enough time to find alternative parking if necessary. Public car parking can be found at the Cathedral Quay or Magdalen Road Car Parks (approx. 20 minutes walk). There are two disabled parking bays within the visitor car park. Additional disabled parking bays are available in the staff car park. These can be accessed via the intercom at the entrance barrier to the staff car park.



NB   Denotes bus stops

Fire/Emergency Instructions

In the event of a fire or other emergency please note the following instructions. If you discover a fire, immediately inform the nearest member of staff and/or operate the nearest fire alarm. On hearing a fire alarm leave the building by the nearest available exit. The County Hall Stewardesses will help direct you. Do not stop to collect personal belongings and do not use the lifts. Assemble either on the cobbled car parking area adjacent to the administrative buildings or in the car park behind Bellair, as shown on the site map above. Please remain at the assembly point until you receive further instructions. Do not re-enter the building without being told to do so.

First Aid

Contact Main Reception (extension 2504) for a trained first aider.