

DEVELOPMENT MANAGEMENT COMMITTEE

12 July 2017

Present:-

Councillors J Brook (Chairman), R Bloxham, J Brodie, A Connett, G Gribble, I Hall, L Hellyer, J Hodgson, R Hosking and C Slade

Apologies:-

Councillors H Ackland, Y Atkinson, T Inch, P Sanders and J Yabsley

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Minutes

RESOLVED that the Minutes of the meeting held on 7 June 2017 be signed as a correct record.

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Items Requiring Urgent Attention

There was no item raised as a matter of urgency.

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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

(Mr S Jessop attended under the Council's Public Participation Scheme and spoke on behalf of the applicant in support of the application)

The Committee considered the Report of the Head of Planning, Transportation and Environment (PTE/17/39) on an application for on-farm composting of shredded garden waste at Seale Hayne Farm, Newton Abbot.

The Head of Service'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 matter having been debated and having also regard to the main material planning policies and requirements

It was **MOVED** by Councillor Brook, **SECONDED** by Councillor Gribble and

RESOLVED that planning permission be granted subject to the conditions set out in Appendix II of Report PTE/17/39 with any subsequent changes to the conditions being agreed in consultation with the Chairman and local County Councillor.

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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 reported the receipt of the above planning application and recommended a site visit be held prior to the determination of the application.

RESOLVED that all Members of the Committee be invited to visit the site on Tuesday, 5 September 2017 in advance of consideration of a report to be made to the 6 September 2017 Development Management Committee.

- * 14 **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 reported the receipt of the above planning application and recommended a site visit be held prior to the determination of the application.

RESOLVED that all Members of the Committee be invited to visit the site on Tuesday, 5 September 2017 in advance of consideration of a report to be made to the 6 September 2017 Development Management Committee.

- * 15 **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 reported the receipt of the above planning application and recommended a site visit be held prior to the determination of the application.

RESOLVED that Chairman and Vice Chairman and Councillors Hall, Hellyer, Hodgson, Hosking and Slade be invited to visit the site (on a date to be determined) in advance of consideration of a report to be made to the 6 September 2017 Development Management Committee.

- * 16 **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 reported the receipt of the above planning application and recommended a site visit be held prior to the determination of the application.

RESOLVED that Chairman and Vice Chairman and Councillors Hall, Hellyer, Hodgson, Hosking and Slade be invited to visit the site (on a date to be determined) in advance of consideration of a report to be made to the 6 September 2017 Development Management Committee.

- * 17 **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 reported the receipt of the above planning application and recommended a site visit be held prior to the determination of the application.

RESOLVED that Chairman and Vice Chairman and Councillors Hall, Hellyer, Hodgson, Hosking and Slade be invited to visit the site (on a date to be determined) in advance of consideration of a report to be made to the 6 September 2017 Development Management Committee.

* 18 **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**

The Committee noted the report of the County Solicitor (CS/17/21) on a record of decision taken by Head of Planning, Transportation and Environment, following consultation with the County Solicitor and local County Councillor not to pursue refusal reason 2 relating to visual intrusion, noise and vibration and odours. This had been due to a lack of substantive evidence to warrant a defence at the forthcoming Public Inquiry in relation to the partial refusal of planning application DCC/3848/2017 for a resource recovery park at Deep Moor Landfill Site, High Bullen, Torrington.

* 19 **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**

(Councillor Connett by virtue of his stated opposition to the proposed application and pre-determination against the proposal withdrew from the meeting during the debate and consideration of this matter)

The Committee considered the report of the Head of Planning, Transportation and Environment (PTE/17/40) on the traffic and transportation response to a planning application for employment development at West Exe Park, Alphington.

The Head of Service's Report gave a reasoned assessment of the issues including access, traffic impact and sustainable transport opportunities. The Head of Service reported the recent offer from the applicant of £125,000 towards sustainable transport initiatives associated with the development.

The matter having been debated and having also regard to the main material planning policies and requirements

It was **MOVED** by Councillor Brook, **SECONDED** by Councillor Gribble and

RESOLVED

(a) that Devon County Council, as Highway Authority raises no objection to the application with the imposition of the planning conditions as set out in Appendix II of Report PTE/17/40 and subject

(i) to a contribution of £250,000 towards sustainable transport; and

(ii) to a legal agreement relating to the retention of land in perpetuity to facilitate future road improvements;

(b) that the strategy for the provision of north facing slip roads and the design presented in Appendix III of Report PTE/17/40 be registered as the Preferred Scheme.

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

The Committee received the report of the Head of Planning, Transportation and Environment (PTE/17/41) of action taken under delegated powers.

DEVELOPMENT MANAGEMENT COMMITTEE
12/07/17

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

The Meeting started at 2.15 pm and finished at 3.20 pm