

DEVELOPMENT MANAGEMENT COMMITTEE

21 September 2022

Present:-

Councillors J Brook (Chair), P Bullivant (Vice-Chair), I Chubb, A Connett, D Cox, G Gribble, L Hellyer, J Hodgson, C Slade, J Wilton-Love and J Yabsley

Apologies:-

Councillors R Hannaford, P Henderson and P Sanders

26 **Minutes**

RESOLVED that the Minutes of the meeting held on 27 July 2022 be signed as a correct record.

27 **Items Requiring Urgent Attention**

No item was raised as a matter of urgency.

28 **County Matter: Waste Exeter City: Removal of condition 1 and variation of conditions 3, 4 & 5 of planning permission DCC/4167/2020 for change of use from a bale distribution centre and storage centre to treatment consisting of manual sorting, separation, screening, baling, shredding, crushing or compaction of waste into different components for storage, disposal or recovery and updated site layout plan, Devon Contract Waste, Thorverton Road, Exeter**

The Committee considered the Report of the Chief Planner (CET/22/48) on the removal of a condition limiting the duration of the existing planning permission for the operation of a waste management facility at Thorverton Road, Marsh Barton until October 2022. The application also sought to vary three other conditions relating to the ongoing requirements relating to Lighting, Flood Evacuation Measures and provision of an Environmental Management Plan.

The main material planning consideration in the determination of the proposed development was the impact upon surrounding businesses primarily from vehicle movements and odour.

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. There had been no objections received in relation to the application.

Member discussions and questions to the Officers related to the use of the word material for any subsequent changes to conditions being agreed in consultation with the Chair and Local Member. Reassurance was provided that this would apply only in the case of minor changes. There was also a question regarding the nuisance of gulls and rats. The Planning Officer informed members that there were fewer problems with this now following the introduction of improved operating methods and residents had also reported a reduction in odour problems.

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

it was **MOVED** by Councillor J Brook and **SECONDED** by Councillor J Yabsley and

RESOLVED that, planning permission be granted subject to the 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).

29 **County Council Development: Teignbridge: The reinstatement of a section of the former 18th Century Serpentine Lake located in Stover Country Park at the northern end of the playing fields associated with Stover School, Newton Abbot**

(Councillor A Davis, Cabinet Member for Climate Change, Environment and Transport attended in accordance with Public Participation Scheme on behalf of the applicant and spoke in favour of the application)

The Committee considered the Report of the Chief Planner (CET/22/49) on the application to reinstate the Serpentine Lake located at Stover Park including ancillary development for a temporary construction compound and area for the storage of excavated material.

Members were asked to agree an addition to Condition 3 (Construction Environmental Management Plan) set out in Appendix 1, , for an extra requirement to protect the listed bridge at the eastern end of the lake during the lake construction period.

The main material considerations in the determination of the application were consideration against planning policy in relation to landscape impact, impacts on the historic environment, flood risk and, impacts during the construction period.

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 (and which included points arising from the issues raised by the Speaker) related to funding, historical importance, ecological issues, loss of trees, biodiversity gains, construction environmental management plan and water depths.

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

it was **MOVED** by Councillor J Brook and **SECONDED** by Councillor C Slade and

RESOLVED that planning permission be granted subject to the conditions set out in Appendix 1 of the Report with an extra clause to Condition 3 to protect the listed bridge at the eastern end of the lake during construction (with any subsequent minor material changes to the conditions being agreed in consultation with the Chair and Local Member)

30 **County Council Development: Teignbridge: Proposed extension to the existing visitor centre with associated public external space, new workshop building, a buried water treatment plant, and alterations to the public car park, Stover Country Park, Newton Abbot**

(Councillor A Davis, Cabinet Member for Climate Change, Environment and Transport attended in accordance with the Public Participation Scheme and spoke in favour of the application)

The Committee considered the Report of the Chief Planner (CET/22/50) relating to the extension of the existing visitor centre at Stover Country Park with associated external space for public use, a new workshop building, an underground water treatment plant and alterations to the public car park.

The main material planning considerations in the determination of the proposed development were the benefits of the Stover restoration and improvement plan weighed against the impacts upon the local landscape, biodiversity, the highway, archaeology and the historic environment.

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 (and which included points arising from the issues raised by the Speaker) related to staff welfare, site habitat, removal of redundant buildings, landscape conditions, green travel plan, access to public transport, electric charging points, cycle parking provision, use of green technology, and a slight reduction in grade A trees.

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

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

RESOLVED that planning permission be granted subject to the 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).

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

The Committee received the report of the Chief Planner (CET/22/51) 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 3.12 pm