

DEVELOPMENT MANAGEMENT COMMITTEE

25 January 2017

Present:-

County Councillors:-

Councillors J Brook (Chairman), P Bowden, A Dewhurst, P Diviani, A Eastman, G Gribble, R Hannaford, R Hosking, R Julian, P Sanders, R Vint, E Wragg and J Yabsley

Member attending in accordance with standing Order 25:-

Councillors B Hughes

Apologies:-

Councillors J Hawkins and E Morse

* 34

Minutes

RESOLVED that the Minutes of the meeting held on 23 November 2016 be signed as a correct record.

* 35

Items Requiring Urgent Attention

There was no item raised as a matter of urgency.

* 36

County Council Development: East Devon District: Construction of an 830m single carriageway road with roundabouts forming junctions at either end linking Dinan Way and the A376 Exmouth Road, provision of a footway and associated landscaping.

(Councillor B Hughes attended in accordance with Standing Order 25(2) and spoke to this item in support of the application)

(Mr R Richards (on behalf of the applicant, Devon County Council) and Mr T Malim (on behalf of the applicant, from SLR Consulting) attended under the Council's Public Participation Scheme and spoke in support of the application and Mr M Calder (National Trust) attended and spoke against the application)

The Committee considered the Report of the Head of Planning, Transportation and Environment (PTE/17/5) on a proposal for an 830m new road connecting the A376 to Dinan Way on the outskirts of Exmouth and the A376 Exmouth Road and provision of a footway on the south side of the carriageway, earthworks and associated landscaping. The proposed road would be located between Pitt Farm and Summer Lane, Lympstone.

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 and he also reported that Natural England had confirmed the County Council's conclusion that a Habitat Regulation Assessment was not required. Members noted that proposed road was being constructed as a 40 mph road thereby obviating the need for speed restrictions.

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

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

RESOLVED

(a) that Planning Permission be granted subject to the conditions set out in Appendix II of this report (with any subsequent changes to the conditions being agreed in consultation with the Chairman and Local County Councillor);

(b) that the applicant use all reasonable endeavours to secure appropriate mitigation for impacts on Cirl Buntings and Great Crested Newts by securing a land management agreement, or by providing appropriate off-site compensation if such agreement is not made, with such arrangements put in place before the development starts;

(c) that East Devon District Council be asked to consider making a Tree Preservation Order to protect the trees and hedgerows in the designated Green Wedge area, between Summer Lane and the proposed new road.

(N.B. In line with the Council's Development Management protocol Councillor Hannaford was precluded from voting on the application not having been present throughout the Officer's introduction and update on the Report; and in accordance with Standing Order 32 Councillor Vint requested that his vote against be recorded)

* **37** **County Matter: Waste: East Devon District: Variation of planning condition of planning permission 09/0824/CM, relating to on-site operational hours at the Kerbside Waste Recycling and Storage Facility at Greendale Business Park, Woodbury Salterton**

The Committee considered the Report of the Head of Planning, Transportation and Environment (PTE/17/6) on an application to vary planning condition 8 of planning permission reference 09/0824/CM relating to hours of operation for the kerbside recycling processing and storage facility at Unit 42, Greendale Business Park, Woodbury Salterton.

The Head of Service corrected the Report at Appendix II - Planning Condition 5. to read 0630 – 16.00 hours (not 1800) on a Saturday during a week in which there was a bank holiday or other public holiday.

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 had regard to the main material planning policies and requirements

It was **MOVED** by Councillor Sanders, **SECONDED** by Councillor Hosking and

RESOLVED that planning permission be granted subject to the conditions set out in Appendix II to Report PTE/17/6 (as amended) (with any subsequent changes to the conditions being agreed in consultation with the Chairman and Local County Councillor).

(N.B. In accordance with Standing Order 32 Councillor Hannaford requested that his abstention from voting be recorded)

* **38** **County Matter: Waste: Teignbridge District: Consolidating application for the retention of the integrated waste management facility and the extension in time**

(20 years) and area of the inert landfill at Kenbury Wood Landfill Site, Old Dawlish Road, Kennford

The Committee considered the Report of the Head of Planning, Transportation and Environment PTE/17/7 on a consolidating application for the retention of the integrated waste management facility for the processing, transfer and recycling of waste and production of recycled aggregates, including offices, parking, hardstanding, associated plant and equipment and the extension in time (20 years) and area of the inert landfill at Kenbury Wood Landfill Site, Old Dawlish Road, Kennford, Devon. The application was accompanied by an Environmental Statement. The Head of Service corrected the Report at Appendix II - planning condition 11 - operating hours from 07.00 to 18.00 hours Monday to Sunday (not Saturday).

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 had regard to the main material planning policies and requirements

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

RESOLVED that subject to the applicant signing a legal agreement relating to the areas in the Heads of Terms set out in Appendix III to Report PTE/17/7 planning permission be granted subject to the conditions set out in Appendix II to Report PTE/17/7 (as amended) (with any subsequent changes to the conditions or legal agreement being agreed in consultation with the Chairman and Local County Councillor).

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County Matter: Waste: Torridge District: Construction and operation of a Resource Recovery Centre, extension of the lifetime of the existing non-hazardous and asbestos waste landfill, recycling facility and green waste composting until 31 December 2030; and associated new internal access roads, and ancillary development, at Deep Moor Landfill Site, High Bullen, Torrington

(M C Hedley (on behalf of the applicant) attended under the Council's Public Participation Scheme and spoke in support of the application and Mr T Roberts (planning consultant, for Objectors) attended and spoke against the application)

The Committee considered the Report of the Head of Planning, Transportation and Environment (PTE/17/8) on an application for the construction and operation of a Resource Recovery Centre comprising a permanent new waste transfer station building; a 2MWe solar farm; an extension of the lifetime of the existing non-hazardous and asbestos waste landfill, recycling facility and green waste composting until 31 December 2030; and associated new internal access roads, office, weighbridges and weighbridge office, associated surface water attenuation features and other ancillary development, land at Deep Moor Landfill Site, High Bullen, Torrington.

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 had regard to the main material planning policies and requirements

It was **MOVED** by Councillor Sanders, **SECONDED** by Councillor Bowden and

RESOLVED

(a) that planning permission for the solar farm be granted subject to the relevant conditions as set out in Appendix II to Report PTE/17/8 (with any subsequent changes to the conditions being agreed in consultation with the Chairman and the Local County Councillor).

(b) that Planning permission for the proposed Waste Transfer Station and associated extension to the life of the landfill, recycling facility and green waste composting facility on a temporary basis until 31 December 2030 be refused for the following reasons:

(i) the location of the proposed Waste Transfer Station in relation to the main sources of waste in Northern Devon would result in increased vehicle mileage in comparison with sites close to those sources, contrary to the aim of the Devon Waste Plan to minimise waste transportation distances, as expressed through Objective 6 and Policies W3 and W17;

(ii) the development and operation of the proposed Waste Transfer Station would have an unacceptable impact on the quality of life and amenity of the residents of Three Oaks, in terms of visual intrusion; noise and vibration and odours contrary to the Devon Waste Plan Policy W18;

(iii) the operation of the proposed Waste Transfer Station would result in an increase in heavy goods vehicles which would have an adverse effect on the functionality of the transportation network, contrary to Devon Waste Plan Policy W17.

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

The Committee received the report of the Head of Planning, Transportation and Environment (PTE/17/9) of action taken under delegated powers.

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

