

## DEVELOPMENT MANAGEMENT COMMITTEE

18 March 2020

Present:-

County Councillors

Councillors J Brook (Chair), Y Atkinson, I Hall, J Hodgson, R Hosking, T Inch and C Slade

Apologies:-

Councillors S Aves, R Bloxham, J Hook, A Connett, G Gribble, L Hellyer, P Sanders and J Yabsley

\* 96

**Minutes**

**RESOLVED** that the Minutes of the Meeting held on 27 November 2019 be signed as a correct record.

\* 97

**Items Requiring Urgent Attention**

No item was raised as a matter of urgency.

\* 98

**County Matter: Waste: South Hams District: Planning application for the provision of: (a) Construction of waste transfer building (62mx31mx8m); asbestos compound; waste treatment plant; weighbridge, parking for 5 additional cars and associated landscaping and drainage at existing waste transfer site; and, (b) Land raise operations - importation of 585,000m<sup>3</sup> of inert waste material over a 10 years period, requiring a change of use from agriculture (16.25 hectares) to waste disposal, incorporating phased landscape restoration. Land at Challonsleigh Farm, Smithaleigh**

(Mr N Tugwell attended under the Council's Public Participation Scheme and spoke to this item in objection to the application and referred to environmental issues; and Ms J Banks, Mr T Fletcher (both for the applicant) and Dr T Quarmbay (applicant) spoke in support of the application)

The Committee considered the Report of the Chief Planner (PTE/20/5) on an application for the expansion of an existing waste transfer and treatment facility involving the construction of a new transfer building, together with a large scale inert waste land raising operation.

The Chief Planner reported on further representations from Sparkwell Parish Council reiterating their concerns (as summarised in the Report).

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.

Members discussions included operational conditions in particular the impact on local residents and the local highway/traffic capacity and safety; and the proposed lighting in respect of the new transfer building.

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

it was **MOVED** by Councillor J Brook, **SECONDED** by Councillor I Hall and

**RESOLVED** that, subject to the applicant entering into a legal agreement providing for contributions of (a) £40,000 towards a traffic capacity, safety and amenity scheme for Lee Mill and (b) £5,000 towards the cost of a traffic regulation order, planning permission is granted subject to the conditions set out in Appendix I of this Report (with any subsequent minor changes to the conditions being agreed in consultation with the Chair and local County Councillor) and subject to:

Operational Conditions:

(a) further negotiation and agreement with the applicant regarding limitations on the number of HGV movements to and from the site;

(b) in regard to Condition 26: reference in the REASON to bats not being adversely affected by the proposed lighting.

\* **99** **County Matter: Waste: Mid Devon District: Variation of Condition 7 of DCC/4074/2018 to alter the current restriction on road delivery tonnage from 55,000 tonnes per annum to 120,000 tonnes per annum, Willand Anaerobic Digestion Plant, Station Road, Willand**

(Councillor B Warren (Willand Parish Council and Mid Devon District Council) and Ms S Coffin attended under the Council's Public Participation Scheme and spoke objecting to the application and referred to local HGV traffic/road capacity, environmental and enforcement issues; and Mr H Waite (applicant) attended under the Scheme and spoke in support of the application).

The Committee considered the Report of the Chief Planner (PTE/20/6) on an application to vary the amount of feedstock to be delivered by road to this existing anaerobic digestion (AD) plant by varying a condition of the existing permission.

The Chief Planner reported on representations from the local County Council Member raising his objections and in support of the objections raised by Willand Parish Council and Mid Devon District Council. The Report should also be amended to show in condition 15 '*....no deliveries or removal of digestate from this site between the hours of 20.00 and 07.00*'

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

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

**RESOLVED** that, subject to the applicant entering into a legal agreement to make an appropriate highway safety contribution and controlling deliveries within school pick up and drop off times and routeing, planning permission be granted subject to the conditions set out in Appendix I of the Report (to include the amendment above) with any subsequent minor changes to the conditions being agreed in consultation with the Chair and local County Councillor.

\* **100** **Delegated Action - Schedules (to include ROMPs Actions) and Summary Schedule**

The Committee received the report of the Chief Planner (PTE/20/7) of action taken under delegated powers.

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

The Meeting started at 2.15 pm and finished at 3.48 pm