

# WEST DEVON DEVELOPMENT MANAGEMENT AND LICENSING COMMITTEE



## Minutes of a meeting of the **West Devon Development Management and Licensing Committee** held on **Tuesday, 15th June, 2021** at **10.00 am** at the **Chamber - Kilworthy Park**

Present: **Councillors:**

**Chairman** Cllr Yelland  
**Vice Chairman**

Cllr Cheadle  
Cllr Hipsey  
Cllr Mott  
Cllr Renders  
Cllr Vachon

Cllr Crozier  
Cllr Leech  
Cllr Moyse  
Cllr Southcott

### **In attendance:**

Officers:  
Head of Development Management  
Planning Specialist  
Solicitor  
Senior Case Manager – Democratic Services

### 1. **Apologies for Absence**

\*DM&L 1

There were apologies received from Cllr Pearce for whom Cllr Cheadle substituted and Cllr Ratcliffe for whom Cllr Crozier substituted.

### 2. **Declarations of Interest**

\*DM&L 2

Members were invited to declare any interests in the items of business to be considered. There were no declarations.

### 3. **Items Requiring Urgent Attention**

\*DM&L 3

There was no urgent business brought forward to this Meeting.

4. **Confirmation of Minutes**

\*DM&L 4

The Minutes of the Development Management and Licensing Committee Meeting held on 20 April 2021 were confirmed as a correct record.

5. **Planning Applications**

\*DM&L 5

The Committee proceeded to consider the application(s) that had been prepared by the Development Management Specialists and considered also the comments of the Town and Parish Councils together with other representations received, which were listed within the presented agenda report and summarised below, and **RESOLVED** that:

(a) **Application No: 2295/20/FUL      Ward: Bridestowe**

**Site Address: "Land at SX 445 910", East of West Headson Farm, Bratton Clovelly**

**Development: Retrospective application for gate to field for access to livestock**

Speakers included:

Objector – Mr Ed Persse

Agent – Mrs Sarah Richardson

Ward Member – Cllr Mott

**RECOMMENDATION: Approval**

**Conditions:**

- 1. Approved Plans**
- 2. Details of the gate**
- 3. Landscape Plan**
- 4. Ecological mitigation**

The Planning Officer gave the committee members an update on the application as two further letters had been received, one in regard to conflicts with the plans. The Officer explained that revised plans had been received and he was confident these were correct.

In discussion Members raised the issue of drainage of water off the site. The Officer stated this would be addressed within the conditions. Concerned was raised on the timeline for the landscaping scheme and it was confirmed that it would be conditioned that planting would take place at the start of the next planting season. A query over a matter raised by Bratton Clovelly Parish Council in the report in regard to the close proximity of the development to a Listed Building was answered by the Planning Officer who confirmed development had to be carefully considered within legislation. He said that the Council's Conservation Officer

had been consulted and it was considered the proposal would not have an impact on the neighbouring Listed Building.

**COMMITTEE DECISION: Approval subject to conditions:**

1. Approved Plans
2. Details of the gate
3. Landscape Plan
4. Ecological mitigation
5. Drainage Plan

(b) Application No. 3384/20/FUL Ward: Bridestowe

**Site Address: Land to East of West Headson Farm, Bratton Clovelly.**

**Development: READVERTISEMENT (Revised description)  
Retrospective change of use from agricultural to mixed agricultural/equestrian use, with hardstanding and earth banks**

Speakers included:

Objector- Mr Ed Persse  
Agent – Mrs Sarah Richardson  
Ward Member – Cllr Caroline Mott

**RECOMMENDATION: Approval**

**Conditions:**

1. Approved Plans
2. No commercial equine use
3. Manure management
4. Lighting

During discussion the Solicitor gave clarification on the legal tests used to identify whether something was considered a temporary structure or a permanent building. Officers would take a judgement with all the criteria should a structure be deemed to be in situ for a long period.

**COMMITTEE DECISION: Approval**

**Conditions:**

1. Approved Plans
2. No commercial equine use
3. Manure Management
4. Lighting
5. Drainage Plan

(c) Application No. 2926/19/FUL Ward: Bridestowe

**Site Address: "Field at SX 445 910" East of West Headson Farm, Bratton Clovelly.**

**Development: Agricultural building/dry store for fodder and agricultural implements.**

Speakers included:

Objector – Mr Edward Persse  
Agent – Mrs Sarah Richardson  
Borough Ward Member – Cllr Caroline Mott

**RECOMMENDATION: Recommendation: Conditional Approval**

**Conditions:**

- 1. Commencement**
- 2. Approved plans**
- 3. Removal when no longer required for agriculture**
- 4. Landscaping**
- 5. Details of external lighting**
- 6. Drainage - surface water**
- 7. Waste management**
- 8. Height restriction of 3m**

During discussion, internal lighting was raised and confirmation was given that it would be conditioned within condition 4 which referred to external lighting. The white colour of the poly-tunnel cover was of concern, having an impact on the landscape in open countryside.

Members raised concerns about the visual impact of the building on the landscape noting that the proposed building was non-traditional and as such failed to preserve or enhance the landscape.

**COMMITTEE DECISION: REFUSAL**

On the grounds of detrimental impact on the landscape and failing to preserve or enhance the landscape with wording of the detailed reasons being delegated to Head of Development Management in consultation with the Chairman.

**6. Planning Appeals Update**

\*DM&L 6

The Head of Development Management updated the Members on each of the outstanding planning appeals.

**7. Update on Undetermined Major Applications**

\*DM&L 7

The Head of Development Management updated the Members on each of the undetermined Major applications.

The Meeting concluded at 12.36 pm

**Signed by:**

**Chairman**

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