

Development Management



Committee Minutes

Wed Apr 25 2012

Present

Councillors McInnes (Chairman), Bowden, Clarence, Diviani, Fowler, Giles, Haywood, Knight, Prowse, Radford, Robinson, Walters and Wragg

Apologies for Absence

Councillors Edgell and Hannaford

Members attending in accordance with Standing Order 25:-

Councillors Barker, Croad and Pennington

***144 Vice Chairman**

RESOLVED that Councillor Diviani be elected Vice-Chairman for the meeting.

***145 Minutes**

RESOLVED that the minutes of the meeting held on 7 March 2012 be signed as a correct record.

***146 County Matter: Waste Disposal**

(a) Teignbridge District: Construction and operation of Materials Recovery Facility for Inert Construction and demolition wastes; Construction and operation of Incinerator Bottom Ash Processing facility; removal of dolerite outcrop and filling quarry with dolerite and inert material to a depth of 60m AOD to facilitate storage of recycled materials with associated site engineering and infrastructure, Whitecleaves Quarry, Buckfastleigh

(Councillor Clarence declared a personal interest by virtue of being a member of Teignbridge District Council's Planning Committee and Councillor McInnes declared a personal interest by virtue of his membership of the Dartmoor National Park Authority)

(Councillors Barker, Croad and Pennington attended in accordance with Standing Order 25 and spoke to this item)

(Ms Warke, Ms Gilpin and Mr Carey, attended and spoke in support of the application under the Council's Public Participation procedures)

(Councillor Walton, Ms Wilton, Mr Vogel, Mr Rhines, Mr Smith and Professor Drey attended and spoke under the Council's Public Participation procedures)

(Mr Wardle, Mr Gee Environment Agency, Mr Bignall, Teignbridge District Council (Environmental Health) and Mr Henderson, Gilpin Demolition Ltd and Mr Roach, URS Consultants (on behalf of the applicant) attended and spoke at the invitation of the Committee)

The Committee considered the report of the Head of Planning, Transportation and Environment (PTE/12/29 - [text only](#) | [pdf](#) | [supplementary information](#)) on the proposed redevelopment of a dolerite quarry for the management and recycling of Construction and Demolition Waste and the recycling of Incinerator Bottom Ash (IBA) and an element of quarrying to remove a dolerite spur and the infilling of the existing quarry void. The receipt of additional and late objections including a petition from the Buckfastleigh Community Forum and other representations were reported. The Head of Planning, Transportation and Environment reported on changes and factual corrections to report PTE/12/29 - [text only](#) | [pdf](#) | [supplementary information](#), guidance from the NPPF, information on projected HGV movements and findings of the Landscape and Ecological Management Plan and health assessment (carried out by NHS Devon); and on three proposed additional conditions relating to the proposal.

It was **MOVED** by Councillor McInnes, **SECONDED** by Councillor Diviani that

(i) the Committee notes and endorses the outcome of the Habitats Regulations Assessment; attached as Appendix (IV) to this Report;

(ii) subject to the Secretary of State for Communities and Local Government confirming that he does not intend to call in the application, and subject to the conclusion of an agreement under s.106 of the Town and Country Planning Act requiring the Applicant to undertake certain contributions and operations, and to the Applicant and landowner not contesting an appropriate Order to remove the future possibility of long term mineral working, the Heads of Agreement as set out in Appendix (V) to this Report, the Committee grant conditional planning permission subject to the conditions attached in Appendix (III) to this Report; and,

(iii) the Applicant be required to establish a Local Liaison Group in accordance with the standard Devon County Council Terms of Reference.

The Motion was put to the vote and declared **LOST**.

It was **MOVED** by Councillor Giles, **SECONDED** by Councillor Robinson and

RESOLVED that subject to agreement by the Chairman, Vice Chairman in consultation with the local Member, Head of Planning, Transportation and Environment and County Solicitor about the detailed reasons, the planning application as detailed in report PTE/12/29 - text only | pdf | supplementary information be refused for reasons relating to: adverse impacts on the amenities of local residents by virtue of the increased movements of HGVs and the levels of noise and dust generated from the site, and that there is no overriding need for the facility in this location.

(N.B. Councillors Haywood and Knight were not present for the vote on this matter)

(b) East Devon District: Proposed construction of a public recycling centre at land off C808 approximately 300 metres to the south of the existing Woods Farm recycling centre Nr Bowd, Sidmouth

The Head of Planning, Transportation and Environment reported on an application for a new recycling centre to serve Sidmouth, Ottery St Mary and the surrounding villages. The proposed centre would replace the existing recycling centre at Woods Farm which only had the benefit of temporary planning permission that had expired in December 2012. It was reported that the local member supported the proposal for a site visit.

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

RESOLVED that a site visit be arranged for Wednesday, 16 May in order to view the setting of the site and assess the likely impact of the proposal on the AONB, and to hear comments from interested parties.

(c) East Devon District: Proposed extension to inert landfill at Hill Barton Business Park, Clyst St Mary

The Head of Planning, Transportation and Environment reported on the receipt of the above planning application.

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

RESOLVED that, in view of the concerns raised by Farringdon Parish Council and objections of local residents, a Members site visit prior to the determination of the planning application be arranged for Wednesday, 16 May 2012.

***147 County Council Development**

(a) East Devon District: Erection of single temporary classroom building at Lypstone Primary School, School Hill, Lypstone, Exmouth, EX8 5JY

(Mr Priest, Head teacher attended and spoke in support of the application under the Council's Public Participation procedures)

The Committee considered the report of the Head of Planning, Transportation and Environment (PTE/12/30 - text only | pdf) on an application for a single temporary classroom building at Lypstone Church of England Primary School (VC), School Hill, Lypstone. The Head of Planning, Transportation and Environment reported that a site meeting had been held that morning when the longer term proposals for the site had been discussed.