

# Public Document Pack

Committee Administrator  
Sally Gabriel  
Tel: 01884 234229  
E-Mail: [sgabriel@middevon.gov.uk](mailto:sgabriel@middevon.gov.uk)

**PLEASE NOTE:** Members of the public wishing to speak to a planning application are requested to contact the Committee Administrator before the meeting starts.

## MID DEVON DISTRICT COUNCIL

### PLANNING COMMITTEE

**A MEETING** of the **PLANNING COMMITTEE** will be held in the Phoenix Chamber, Phoenix House, Tiverton on Wednesday, 3 July 2019 at 2.15 pm

The next ordinary meeting of the Committee will take place on Wednesday, 31 July 2019 at 2.15 pm in the Phoenix Chamber, Phoenix House, Tiverton

#### STEPHEN WALFORD

Chief Executive  
25 June 2019

**Councillors:** Mrs F J Colthorpe (Chairman), E J Berry, S J Clist, Mrs C A Collis, L J Cruwys, Mrs C P Daw, D J Knowles, F W Letch, E G Luxton, R F Radford and B G J Warren.

## A G E N D A

### MEMBERS ARE REMINDED OF THE NEED TO MAKE DECLARATIONS OF INTEREST PRIOR TO ANY DISCUSSION WHICH MAY TAKE PLACE

- 1 **APOLOGIES AND SUBSTITUTE MEMBERS**  
To receive any apologies for absence and notices of appointment of substitute.
- 2 **PUBLIC QUESTION TIME**  
To receive any questions relating to items on the Agenda from members of the public and replies thereto.  
  
Note: A maximum of 30 minutes is allowed for this item.
- 3 **DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT**  
Councillors are reminded of the requirement to declare any interest, including the type of interest, and reason for that interest at each item.
- 4 **MINUTES OF THE PREVIOUS MEETING** (*Pages 3 - 10*)  
Members to consider whether to approve the minutes as a correct record of the meeting held on 5<sup>th</sup> June 2019.

- 5      **CHAIRMAN'S ANNOUNCEMENTS**  
To receive any announcements the Chairman may wish to make.
- 6      **DEFERRALS FROM THE PLANS LIST**  
To report any items appearing in the Plans List which have been deferred.
- 7      **THE PLANS LIST** (*Pages 11 - 44*)  
To consider the planning applications contained in the list.
- 8      **MAJOR APPLICATIONS WITH NO DECISION** (*Pages 45 - 48*)  
List attached for consideration of major applications and potential site visits.
- 9      **APPEAL DECISIONS** (*Pages 49 - 50*)  
To receive for information a list of recent appeal decisions.

**The Human Rights Act 1998 came into force on 2nd October 2000. It requires all public authorities to act in a way which is compatible with the European Convention on Human Rights. The reports within this agenda have been prepared in light of the Council's obligations under the Act with regard to decisions to be informed by the principles of fair balance and non-discrimination.**

Anyone wishing to film part or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so, as directed by the Chairman. Any filming must be done as unobtrusively as possible from a single fixed position without the use of any additional lighting; focusing only on those actively participating in the meeting and having regard also to the wishes of any member of the public present who may not wish to be filmed. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chairman or the Member Services Officer in attendance so that all those present may be made aware that is happening.

Members of the public may also use other forms of social media to report on proceedings at this meeting.

Members of the public are welcome to attend the meeting and listen to discussion. Lift access to the first floor of the building is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available. There is time set aside at the beginning of the meeting to allow the public to ask questions.

An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, or

If you would like a copy of the Agenda in another format (for example in large print) please contact Sally Gabriel on:

Tel: 01884 234229

Fax:

E-Mail: [sgabriel@middevon.gov.uk](mailto:sgabriel@middevon.gov.uk)

Public Wi-Fi is available in all meeting rooms.

## MID DEVON DISTRICT COUNCIL

**MINUTES** of a **MEETING** of the **PLANNING COMMITTEE** held on 5 June 2019 at 2.15 pm

### **Present Councillors**

E J Berry, S J Clist, Mrs C Collis,  
Mrs F J Colthorpe, L J Cruwys,  
Mrs C P Daw, R J Dolley, D J Knowles,  
F W Letch, R F Radford and B G J Warren

### **Apologies Councillor(s)**

E G Luxton

### **Also Present Councillor(s)**

D R Coren and S J Penny

### **Also Present Officer(s):**

David Green (Group Manager for Development), Philip Langdon (Solicitor), Alison Fish (Area Team Leader), Daniel Rance (Principal Planning Officer) and Carole Oliphant (Member Services Officer)

## **1 ELECTION OF CHAIRMAN (00.01.00)**

**RESOLVED** that Cllr F J Colthorpe be elected Chairman of the Committee for the municipal year 2019/20.

(Proposed by Cllr F W Letch and seconded by Cllr D J Knowles).

## **2 ELECTION OF VICE CHAIRMAN (00.03.56)**

**RESOLVED** that Cllr D J Knowles be elected Vice Chairman of the Committee for the municipal year 2019/20.

(Proposed by Cllr B G J Warren and seconded by Cllr S J Clist).

## **3 APOLOGIES AND SUBSTITUTE MEMBERS (00.06.59)**

Apologies were received from Cllr E G Luxton who was substituted by Cllr R J Dolley.

## **4 PUBLIC QUESTION TIME (00.10.58)**

Martin Fishleigh –The Chairman advised Mr Fishleigh to raise his objections when the application was heard.

Tony Price, referring to item 3 on the plans list (AD plant at Lords Meadow, Crediton) asked the planning officer to explain if they were going to allow an on farm Anaerobic Digester to be sited on Lords Meadow Industrial Site next to a thriving blue chip

company manufacturing printed circuits when this should be on a farm? Could the planning officer make clear if they have employed any specialist consultant to advise of any effects of pollution to houses and factories close to this site? Should this plant be allowed what contingency plans do MDDC have to employ to ensure the plant is correctly monitored for the air pollution?

Cllr Lloyd Knight, Cullompton Town Council, referring to item 2 on the plans list (Siskin Chase, Cullompton) stated with the mistakes that had been made with the King Fisher Reach development Cullompton Town Council were very nervous about this development. We think that there is a major issue with the access at the development which is to use Siskin Chase as access to these 105 houses which does not have much room with parked cars either side of the cul de sac with a chicane as well which is a bit of a pinch point. We believe that Colebrooke Lane west of Swallow Way is going to be used for the construction vehicles. We are wondering if this could be a permanent access for the 105 houses as well as Siskin Chase. There is going to be a footpath anyway and it will be a standard of road for emergency vehicles so wouldn't it make sense just to have it as a permanent access? We think that this would help with the idea of the rugby club who maybe moving and that being turned to housing developments and the suggested access west of Swallow Way/Colebrooke Lane would help with the traffic alleviation.

Peter Heal who runs a business on Lords Meadow Industrial estate referring to item 3 on the plans list (AD Plant at Lords Meadow, Crediton) had six questions for the planning officers. As I understand it, the feed stock is going to be 32,500 tonnes and that equates to 89 tonnes a day or 560 tonnes per week. I downloaded some information from BIOGas Info.co.uk, the official information portal on Anaerobic Digestion, and one of the statements about digestate is that 90-95% of what goes into the digester comes out a digestate.

1. How much digestate will there be per week?
2. How much is liquid and how much is solid?
3. The application transport statement says the export trips are 4 per week. Is this for dry matter digestate only?
4. Why is there no application for a holding tank for the liquid digestate at Downs Home Farm seeing as there is where it is going to go. How large will it be and will it be a sealed tank? I know it's not part of this application but I assume they are going to need somewhere to store it?
5. The transport statement says at point 4.10 that grass import would not involve trips on a highway as it will be directly accessed off the Downs Home Farm site but at point 4.17 it says that this route is weather dependant so how will the grass get there if the previous off road site not available for use?
6. Why does that transport statement say that grass silage will be at Downs Home Farm yet the odour management plan which was submitted on 5th April says that the grass silage will be stored on the AD plant site?

Jamie Byrom referring to item 2 on the plans list (Siskin Chase, Cullompton) and in particular to page 35 of the public report pack where there is a statement made in the officers report about the 5 year housing land Supply. The statements made there are that the Council is satisfied that it can currently demonstrate a 5 year housing land supply but unfortunately because there was an appeal in 2016 in Uffculme and policies which relate to housing delivery are still subject to the tilted balance that can kick in where the supply is not sufficient. Because it wasn't sufficient in 2016 is that

still being applied now even though your officers say they are satisfied that there is sufficient 5 year land supply. Clearly a difficult situation for everyone. I wanted to make members aware that in November of last year officers postponed decision making on several applications that they believed would be affected by this ambiguity over the 5 year housing land supply and they were waiting for information from the Government due in November, which then came out in February. When that data came out my understanding is, that this is grounds of the confidence that there is sufficient 5 year housing land supply that no 20% extra was needed to be added in the case of Mid Devon. If I am right about those facts then I am confused because by announcing that delay in November the officers explanation said that for some applications the absence of a demonstrable 5 year housing land supply is a material consideration with significant implications, it's therefore prudent to wait for the publication, expected before the end of November and that appeared in February, and then test our review against those results for accuracy. I am puzzled by the officer report which is still applying a tilted balance and hasn't postponed this one as it has done for others. In February officers produced for the inspection examination calculations which assured the inspector that housing land supply was secure was 4 months ago so the delay in finding this calculation properly and officially leaves residents in Cullompton and elsewhere at the mercy of a 2016 calculation that prejudices the case in favour of would be developers through so called tilted balance. I want it noted that it was in July 2018 that the last figures on 5 year housing land supply were put before this committee just before their decisions were made on that day so almost a full year has gone by.

1. Will officers confirm what the necessary official calculations on housing land supply will have been made by the committee when it meets in July 2019?
2. If you can't give that confirmation please explain why that is?
3. Will the Councillors please consider this matter when you are discussing whether you are minded to refuse the Cullompton decision today I would hold that it cannot be unreasonable to do so in the knowledge that other sites have been postponed precisely because the 5 year land supply data had not made public?

Roger Harris again referring item 2 on the plans list (Siskin Chase, Cullompton) asked if the committee were aware that the road in Siskin Chase is at one stage only 3.55 meters wide? This is between the junctions of Starlings Roost and Linnet Dean which is not wide enough for two vehicles to pass. Permission to allow any higher flow of traffic who already uses this road will cause severe problems for road users and residents and I am mystified how the Highways department can justify putting 200 more extra vehicles a day now and maybe more in the future should there be future development through Siskin Chase and state that this is an acceptable means of access. Could someone please explain how this makes any sense in respect of road safety? I'm not sure what S106 agreements are but it appears to be document from items 1-10 of the proposal where money is allocated from this development to various departments and various people including £7500 per dwelling towards the town centre relief road. None of this appears to be of any financial benefit for Siskin Chase and I can't see why if this development is built, and the development above at the rugby club, the money cannot be used put a road from Knowle Lane down through to Colebrook Lane. That money could easily be used to improve that road which could be developed and used by the whole of the estate on this development and a future one and it would be not need to put the residents of Siskin Chase through all this turmoil.

5 **DECLARATION OF INTERESTS UNDER THE CODE OF CONDUCT (00.26.38)**

Members were reminded of the need to declare any interests when appropriate.

6 **MINUTES OF THE PREVIOUS MEETING (00.26.51)**

The Minutes of the meeting held on 23 April 2019 were approved as a correct record and **SIGNED** by the Chairman.

7 **CHAIRMAN'S ANNOUNCEMENTS (00.29.30)**

The Chairman had no announcements to make.

8 **DEFERRALS FROM THE PLANS LIST (00.29.46)**

There were no deferrals from the Plans List.

9 **THE PLANS LIST (00.30.05)**

The Committee considered the applications in the plans list \*.

Note: \*List previously circulated; copy attached to the signed Minutes.

(a) Applications dealt with without debate.

In accordance with its agreed procedure the Committee identified those applications contained in the Plans List which could be dealt with without debate.

**RESOLVED** that the following application be determined or otherwise dealt with in accordance with the various recommendations contained in the list namely:

(i) No1 on the Plans List (***19/00435/FULL – Siting of a storage building – Mid Devon District Council – Unit 3, Carlu Close, Hitchcocks Business Park, Willand***) be granted planning permission as recommended by the Head of Planning, Economy and Regeneration.

(Proposed by the Chairman)

(b) No 2 on the Plans List (***19/00118/MOUT – Outline for the erection of up to 105 dwellings, associated landscaping, public open space and allotments together with vehicle and pedestrian access from Siskin Chase and pedestrian access from Colebrooke Lane – land at NGR 301216 106714 (West of Siskin Chase) Colebrooke Lane, Cullompton***).

The Area Team Leader outlined the contents of the report by way of presentation highlighting that all matters except the access arrangements would be matters for future applications. The officer gave an overview of the site by way of a presentation and photographs of the site and surrounding road access and explained that the plans were indicative at this point and that access was the only matter for consideration.

She explained that the access point through Siskin Chase was a policy decision and that a road safety audit had been completed and Devon County Council Highways Authority had no objections to the route.

She addressed specific questions raised by members of the public:

- She would confirm when the necessary official calculations on housing land supply would be completed
- The land at Colebrooke Lane was not under the control of DCC Highways or the developer and therefore permanent access at this point into the site was not viable
- Siskin Chase had been identified as the access point into the site and formed part of agreed policy and the road safety audit and DCC did not have any objections or concerns re increased traffic flow

Consideration was given to:

- The 5 year land supply and the housing test delivery results
- The views of the objector who felt that the development was not sustainable and that the access point through Siskin Chase was not wide enough to support additional traffic flow
- The views of the agent who had sited the access point in Siskin Chase in accordance with the Planning Authority's accepted policy
- The views of the Town Council who were not opposed to the development but felt that the access into the site from Siskin Close was unsuitable because of the volume of traffic which would be generated by the development. An access point into the development from Colebrooke Lane was recommended
- The views of the ward member who felt that the photographs provided by the Planning officer were misleading and that the Colebrooke Lane entrance would be wider than the Siskin Chase entrance and would be more suitable
- The views of the Highways Officer who stated that the land along Colebrooke Lane was outside of the control of both DCC and the developer and therefore could not be widened to accommodate a permanent access point and a viable road junction
- Concerns from members who felt that the agreed local policy siting the access point through Siskin Chase was flawed as the road was too narrow
- The confirmation from DCC Highways that the Siskin Chase access was acceptable in terms of traffic volumes and flow and that they had no objections to the proposals
- The concerns of members who felt that if the Colebrooke Lane access flooded whilst the site was being developed that construction traffic would go into the site via Siskin Chase

It was therefore:

**RESOLVED** that the application be deferred for further discussions between Officers and the Agent to consider the possibility of a permanent vehicular access route from Colebrook Lane into the site.



(Proposed by Cllr S J Clist and seconded by Cllr B G J Warren)

Notes:

- i) Cllr R Dolley declared a personal interest as he was a sponsor of the Rugby Club which was situation next to the proposed development;
- ii) Cllr R Radford declared a personal as he was a sponsor of the Rugby Club which was situation next to the proposed development;
- iii) Mr Harris spoke on behalf of the objectors;
- iv) Mr Brown (Agent) spoke;
- v) Cllr E J Berry spoke as Ward Member (Cullompton South);
- vi) A proposal to support the application was not supported
- vii) Cllrs R Dolley and R Radford requested that their abstentions to the original proposal be recorded
- viii) Cllrs B G J Warren, S J Clist and E J Berry made declarations in accordance with the Protocol of Good Practice for Councillors dealing with Planning Matters as they had received correspondence about the application

(b) No 3 on the Plans *List (18/01800/MFUL – Construction of an on-farm anaerobic digestion plan and associated infrastructure – land at NGR 285024 100245 (East of Lords Meadow Industrial Estate, Crediton))*.

The Principal Planning Officer outlined the contents of the report by way of presentation highlighting the site location and the proximity to Lords Meadow Industrial Estate.

He addressed specific questions raised by members of the public:

- Condition 9 stated that there shall be no storage of any feedstock other than silage within the application site except within the sealed digestate storage tanks
- The new access would be raised above the flood level and there were no objections from the Environment Agency
- Removed digestate would generally go over fields but local transport firms would be utilised to take it over the road network where required
- There was the potential to have liquid digestate pumped but it did not form part of this application
- Environmental Health did not have any issues with the proposal in terms of air pollution

Consideration was given to:

- The views of the objector who was concerned about dust and debris emitting from the proposed site and the effect this could have on a blue chip company



- The views of Crediton Hamlets Parish Council who were opposed to the application on the grounds of odour and airborne dust
- The views of the ward members who were concerned about the effect on the carbon footprint with material being brought in from different locations
- The concerns of members with regards to contracts with companies listed on the supplier list which could be amended or changed by the applicant
- The landscaping arrangements and how to ensure the plant was screened from view
- The views of a member with experience of an AD plant in the district which had been objected to but was now up and running well and that a liaison group had been implemented with local residents to ensure the plant operators kept local people informed

It was therefore:

**RESOLVED** that: planning permission be granted subject to conditions as recommended by the Head of Planning, Economy and Regeneration with a further condition with regard to additional landscaping to be incorporated as part of the proposal and an informative note to encourage a voluntary liaison group to be created so that local residents and the operator could keep an open dialogue on the running of the plant.

(Proposed by the Chairman)

Notes:

- i) Cllrs F W Letch, B G J Warren, L J Cruwys, S J Clist, D J Knowles, R F Radford, Mrs C Collis, Mrs F J Colthorpe, D R Coren and S J Penny made declarations in accordance with the Protocol of Good Practice for Councillors dealing with Planning Matters as they had received correspondence about the application
- ii) Mr Fishleigh spoke on behalf of the objectors;
- iii) Mr Kerslake (Agent) spoke;
- iv) Cllr Mortimer spoke on behalf of Crediton Hamlets Parish Council
- v) Cllr D R Coren and Cllr S J Penny spoke as Ward Members (Yeo)

## 10 MAJOR APPLICATIONS WITH NO DECISION (02.56.43)

The Committee had before it, and **NOTED**, a list \* of major applications with no decision.

It was **AGREED** that:

Application 19/00718/MOUT Land at NGR 270904 112818 (The Barton) Belle Vue, Chawleigh, Devon be delegated to Planning Officers

Note: \*List previously circulated; copy attached to the Minutes

11 **APPEAL DECISIONS (02.59.44)**

The Committee had before it and **NOTED** a list of appeal decisions \* providing information on the outcome of recent planning appeals.

Note: \*List previously circulated; copy attached to Minutes.

12 **START TIMES OF MEETINGS (03.00.53)**

The Committee **AGREED** start times for meeting should remain at 2.15pm for the remainder of the 2019/20 municipal year.

(The meeting ended at 5.45 pm)

**CHAIRMAN**

## PLANNING COMMITTEE AGENDA - 3rd July 2019

### Applications of a non-delegated nature

<u>Item No.</u>	Description
01.	18/01840/FULL - Change of use of land for the siting of permanent and touring pitches for tents and caravans at Land Adjoining Ruffwell Inn, Thorverton, Exeter. <b>RECOMMENDATION</b> Grant permission subject to conditions.
02.	18/01935/MFUL - Erection of 2-storey GP Practice at Land at NGR 284429 99439, Joseph Locke Way, Crediton. <b>RECOMMENDATION</b> Grant permission subject to conditions.
03.	19/00795/FULL - Erection of an extension and alterations to residential home (Revised Scheme) at Ridge House, Church Street, Morchard Bishop. <b>RECOMMENDATION</b> Grant permission subject to conditions.

Application No. **18/01840/FULL**

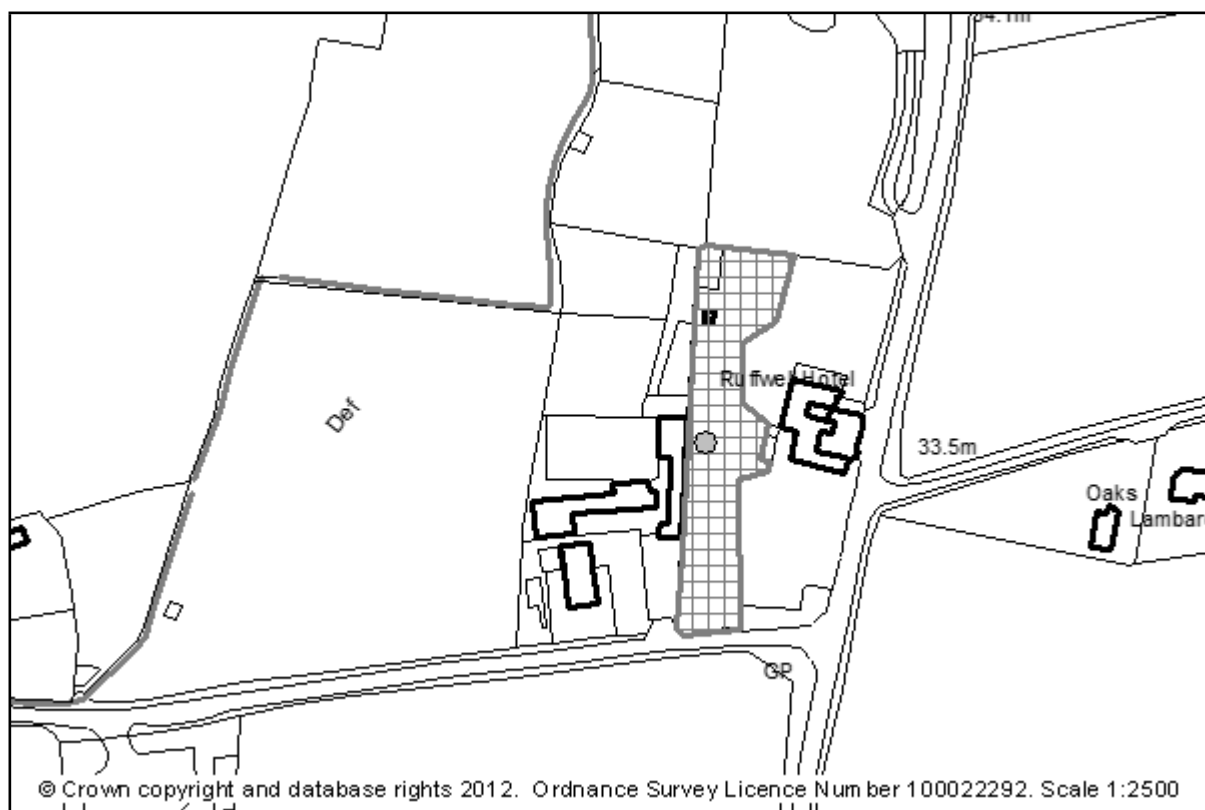
Grid Ref: 294473 : 101677

Applicant: Mr P Cairns

Location: Land Adjoining Ruffwell Inn  
Thorverton  
Exeter

Proposal: Change of use of land for the siting of permanent and touring pitches for tents and caravans

Date Valid: 9th November 2018



## **Application No: 18/01840/FULL**

### **Member Call-In**

Application called-in for the Planning Committee to consider whether the proposed tourism use would have an unacceptable impact on: the residential amenity of the occupiers of neighbouring properties or the visual amenity of the surrounding rural area.

**RECOMMENDATION:** Grant planning permission subject to conditions.

### **PROPOSED DEVELOPMENT**

The proposed development is for the change of use of land for the siting of 3 permanent caravans, 5 touring caravans and 2 tent pitches on land that forms part of the Ruffwell Inn, Thorverton. The application site is to the west of the Ruffwell Inn and would extend from the southern boundary of the pub to its northern boundary. It would be adjacent to the western boundary of the site which currently a series of trees and relatively tall hedge. It is proposed to plant a new hedgerow on the eastern boundary of the application site which would separate the caravan and camping pitches from the carpark and the rear of the public house.

### **APPLICANT'S SUPPORTING INFORMATION**

Site location plan  
Existing and proposed block plans  
Proposed site plan  
Proposed elevations  
Photographs  
Design and access statement  
Flood risk assessment  
Business plan

### **PLANNING HISTORY**

**80/01544/FULL** - PERMIT date 24th October 1980

Erection of new lounge bar; conversion of living room to lounge bar; enclosure of part of covered way; relocation of pedestrian access; extension of car parking area to provide 24 additional parking spaces

**95/01878/FULL** - PERMIT date 23rd January 1996

Repairs and alterations to storm damaged storage barn

**97/01031/FULL** - PERMIT date 9th September 1997

Alterations and change of use of storage area into three letting bedrooms

**03/05385/FULL** - PERMIT date 12th January 2004

Erection of single and two storey extensions

**04/00299/FULL** - PERMIT date 2nd April 2004

Erection of extensions to form bedroom accommodation and functions room

### **DEVELOPMENT PLAN POLICIES**

**Mid Devon Local Plan Part 1 (Core Strategy)**

COR18 – Countryside

## **Mid Devon Local Plan Part 3 (Development Management Policies)**

DM2 – High Quality Design

DM8 – Parking

DM24 – Tourism and Leisure

National Planning Policy Framework

## **CONSULTATIONS**

### **Silverton Parish Council:**

05.02.19

The Parish Council does not support the above application on the following grounds:

- (a) Although the applicant states in the application that the land is connected to the mains sewer it is believed this is not correct. The Parish Council are informed that the site uses a sewage treatment plant which has historically failed resulting in sewage seeping into adjoining fields and the Parish Council would ask that the Planning Officer clarifies the Applicant's response to this question prior to any decision being made.
- (b) The junction on the A396 to Thorverton is adjacent to the Ruffwell Inn and is an accident black spot. Cars using the A396 at this point tend to drive fast and exiting from the "B" road to/from Thorverton is fraught with danger especially when buses are parked a short distance from the junction either dropping off or collecting passengers. The Parish Council have real concerns that vehicles with caravans pulling in/out of this entrance might not be seen and this could increase the accidents in this area.
- (c) It is felt there is inadequate screening between the proposed development and neighbours.
- (d) Permitting permanent caravans at this site would put additional pressure on what the Parish Council believe to be inadequate services serving the site.
- (e) The Parish Council feel permitting the change of use of the land for this purpose would have a negative impact on the local community.

14.05.19

The Parish Council does not support the above application and would reiterate the comments made in the email dated 5th February 2019 supporting its objection to the application.

After further considering the application in light of the revised drawings, the Parish Council also does not consider this is a suitable area for a permanent touring pitch site.

The Parish Council understands there have been two road traffic incidents in the vicinity recently and this only enforces its views set out at paragraph (b) of the email dated 5th February

### **Rewe Parish Council:**

8.02.19

Rewe Parish Council unanimously objects to this planning application.

18.04.19 - Rewe Parish Council unanimously object to this planning application.

### **Thorverton Parish Council: 14.02.19**

Change of use of land for the siting of permanent and touring pitches for tents and caravans the Ruffwell Inn, Thorverton.

'Thorverton Parish Council OBJECTS to this application due to the following reasons:

- 1) This is an inappropriate site for such a development
- 2) This site is not adjacent to a settlement limit
- 3) Such a development should be limited to the edge of a town as the current situation does not respect the appearance and character of the countryside

4) Permission for residential units on this site would be unacceptable especially as it is understood that the site operates on a septic tank system and not mains drainage.

5) Vehicles towing caravans / motorhomes pulling out of or turning into the car park onto/from the busy road would cause safety issues. The entrance to this site is on a cross road and has a bus stop opposite and next to it all of which restricts visibility'.

#### **DCC Historic Environment Team:**

24.01.2019

Devon County Historic Environment Team ref: Arch/DM/MD/CDV33771a

The proposed development lies in an area of archaeological potential within a landscape that contains a concentration of prehistoric archaeological sites, ranging from large ditched enclosures, site of settlement and possible funerary activity as well as artefactual material recovered from the plough soil in nearby fields. As such, groundworks for the construction of the proposed development have the potential to expose and destroy archaeological and artefactual deposits associated with the known prehistoric activity. The impact of development upon the archaeological resource here should be mitigated by a programme of archaeological work that should investigate, record and analyse the archaeological evidence that will otherwise be destroyed by the proposed development.

The Historic Environment Team recommends that this application should be supported by the submission of a Written Scheme of Investigation (WSI) setting out a programme of archaeological work to be undertaken in mitigation for the loss of heritage assets and archaeological interest. The WSI should be based on national standards and guidance and be approved by the Historic Environment Team.

If a Written Scheme of Investigation is not submitted prior to determination the Historic Environment Team would advise, for the above reasons and in accordance with paragraph 199 of the National Planning Policy Framework (2018) and the supporting text in paragraph 5.3 of the Mid Devon Local Plan Part 3: Development Management Policy DM27 (2013), that any consent your Authority may be minded to issue should carry the condition as worded below, based on model Condition 55 as set out in Appendix A of Circular 11/95, whereby:

'No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

#### **Reason**

To ensure, in accordance with Policy DM27 and paragraph 199 of the National Planning Policy Framework, that an appropriate record is made of archaeological evidence that may be affected by the development'

This pre-commencement condition is required to ensure that the archaeological works are agreed and implemented prior to any disturbance of archaeological deposits by the commencement of preparatory and/or construction works.

I would envisage a suitable programme of work as taking the form of the archaeological supervision of all groundworks associated with the construction of the proposed development to allow for the identification, investigation and recording of any exposed archaeological or artefactual deposits. The results of the fieldwork and any post-excavation analysis undertaken would need to be presented in an appropriately detailed and illustrated report, and the finds and archive deposited in accordance with relevant national and local guidelines.

I will be happy to discuss this further with you, the applicant or their agent. The Historic Environment Team can also provide the applicant with advice of the scope of the works required, as well as contact details for archaeological contractors who would be able to undertake this work. Provision of detailed advice to non-householder developers may incur a charge. For further information on the historic environment and planning, and our charging schedule please refer the applicant to: <https://new.devon.gov.uk/historicenvironment/development-management/>.



15.04.19

I refer to the above application and your recent re-consultation. I have no additional comments to make to those already made.

**Public Health: 08.01.2019**

Contaminated Land: No objection to this proposal

Air Quality: No objection to this proposal

Environmental Permitting: No objection to this proposal

Drainage: No objection to this proposal

Noise & other nuisances: No objection to this proposal

Housing Standards: No comment

Licensing: The applicant has already been advised they will need a licence but should any further information be required then they should contact [licensing@middevon.gov.uk](mailto:licensing@middevon.gov.uk) 01884 255255

Food Hygiene : No objection to this proposal. If a shop / café or similar food business is open this will require registration with Environmental Health. The appropriate form can be found in this link.

<https://www.middevon.gov.uk/media/114739/foodregistrationform.pdf>

Free advice on requirements can be given by Environmental Health. For structural requirements this is ideally sought before works start. The Food Standards Agency's website is also a useful source of information

<https://www.food.gov.uk/>

Private Water Supplies: If a private supply is to be used by more than one property or has a commercial function, The Private Water Supply (England) Regulations 2016 as amended will apply. A risk assessment and sampling regime will be necessary. The supply must not be used until the Local Authority (Mid Devon District Council) is satisfied that the supply does not constitute a potential danger to human health, including single domestic use.

Please contact Public Health at Mid Devon District Council on completion of proposal.

If mains water is to be used, would have no comment.

Health and Safety: No objection to this proposal

10/4/2019

A septic tank is a complete mini sewage system that uses bacteria to naturally break down the solids from the sewage. Emptying chemical toilets into the septic tank will result in these bacteria being killed off therefore, rendering the septic tank ineffective and increasing the risk of pollution. The chemical toilet waste should be disposed of in a separate Cesspool dedicated for chemical toilet waste only. If they want further advice then they should contact a drainage engineer

**Highway Authority:**

15.01.19 - No comments.

15.04.19 - The Highway Authority have no further observations to make.

**Environment Agency:** Operational development less than 1ha within Flood Zone 1 - No consultation required - see surface water management good practice advice - see standard comment.

**REPRESENTATIONS**

A total of 19 letters of objection have been received in relation to this application. Comments contained in these letters can be summarised as follows:

Not in keeping with character and appearance of the area;  
Access and traffic impacts;  
Highway safety;

Pedestrian safety;  
Connection to sewage systems;  
Landscaping queries;  
Countryside location;  
Existing competition in the area;  
Noise impacts and other nuisances.

## **MATERIAL CONSIDERATIONS AND OBSERVATIONS**

The National Planning Policy Framework states that to support a prosperous rural economy, a positive approach should be taken to sustainable new development. The framework further states that local planning authorities should promote the development and diversification of agricultural and other land based rural businesses. Support should also be given to sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in rural service centres.

Policy COR18 of the Core Strategy (Local Plan Part 1) deals with development in the countryside stating that development outside of defined settlements will be strictly controlled, enhancing the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. The policy supports the principle of appropriately scaled rural tourism.

Policy DM24 of the Local Plan Part 3 further deals with tourism and leisure development proposals such as this stating that proposals for new or expanded tourism, visitor or leisure facilities will be supported within or adjacent to defined settlements. Elsewhere, the nature of the proposed development must justify a countryside location and minimise environmental impacts, avoiding an unacceptable traffic impact on the local road network. Tourism and leisure development is therefore generally welcomed and supported where possible to provide employment and means of contributing to the rural economy.

Policy DM24 stipulates 3 criteria which the development must comply with:

- a) Respect the character and appearance of the location;
- b) Where possible, involve the conversion or replacement of existing buildings; and
- c) Demonstrate that the need is not met by existing provision within nearby settlements.

A summary assessment of the proposal against these criteria is set out below:

A) The proposed development includes the provision of a total of 10 pitches which incorporates 3 static caravan pitches, 5 touring caravan pitches, 2 tent pitches and a small chemical disposal timber building. The proposals are considered to respect the rural character and appearance of the location subject to an appropriate landscaping scheme being submitted to the Local Planning Authority for consideration. The site would be seen in connection with the existing business on the site (pub) and associated car parking area.

B) The nature of the proposal does not lend itself to the conversion or replacement of existing buildings on the site. The provision of holiday caravan and tent pitches is considered to be acceptable in this instance. The erection of one small timber construction building is considered to be acceptable.

C) The applicants have demonstrated through reasonable means that there is a demand for a camping facility for people passing through Mid Devon, visiting Mid Devon and visitors to the pub on the site. Although there are many other camping facilities provided within Mid Devon, it is

considered that this site would provide a quality tourism product that would meet demand and encourage visitors to stay in Mid Devon.

Access and parking for the site is to remain largely as existing. It is proposed that a cellular reinforced grass system/grasscrete type material will be installed adjacent to each pitch to provide parking for visitors to the accommodation to park alongside their accommodation when weather permits. When weather is poor parking will be provided within the main pub carpark which is considered to be acceptable and in accordance with parking policy DM8 of the Mid Devon Local Plan part 3 (Development Management Policies).

Waste storage and disposal associated with the site is to be as following:  
For the permanent static pitches waste will be directed to the existing septic tank which is currently also used by the pub. Waste from the touring pitches, where necessary, will be disposed of via a new cesspool proposed for chemical toilet waste only. It is not envisaged that those using the tent pitches would require use of the chemical disposal point but the facility would be available if required.

The two proposed tent pitches will have access to the amenities inside the adjacent pub which include toilets, sinks and a shower.

The site does not lie within a Flood Zone and is not liable to surface water flooding therefore it is not considered necessary to consider any flood risk to the site.

It is proposed to plant a new hedge along the eastern boundary of the application site. The specification of the hedge has not been submitted however these details are required by condition. The hedgerow would form a visual break between the public house and the existing car park and the area of touring/tent and static pitches. It is proposed to have two gaps within the new hedgerow to allow for access to the pitches and a narrow gap toward the north of the site to provide a footpath to the pub play area.

The site is the same level as the public house. The site and immediately surrounding area is in a low valley area with the land rising to the east toward Silverton. There would be views toward the site when travelling along the A396 which is immediately east of the Ruffwell Inn, however the site would be seen in the context of the garden of the public house with existing trees and hedgerows on the western boundary forming the backdrop of the site. The planting of the hedge, when established, would assist in filtering views of the camping/caravan pitches. It is considered that the given the topography of the site and the surrounding landscape and the nature of the proposal (holiday accommodation) that the development would not result in a significant impact on the visual amenity of the area and that in this respect the application meets with the requirements of policies DM2 and DM24 of Local Plan Part 3.

The nearest off site properties to the proposed development are the telephone exchange to the west and private stables to the west and north west. The nearest residential properties to the east of the site are on the east side of the A396 (The Oaks and Lambarene). These properties are approximately 116m + away with the pub and pub garden and carpark between the site and these dwellings. The nearest residential properties to the north are Old Ruffwell Farm and Ruthfield beyond that. These properties are approximately 100m + from the northern boundary of the site and the pub garden. To the west the nearest residential properties are 1 & 2 The Barns, adjacent to Rudway Barton. These properties are approximately 200m west and are also west of the stables and telephone exchange. The Public Health team have been consulted on the application and have raised no concerns regarding noise. Taking into account the distances between the application site and the residential properties in the nearby area and the existing use of the site as a pub, associated car park and pub garden, it is not considered that the use of the site for 10

caravan/camping pitches would have an adverse impact on the residential amenity of the occupiers of the properties identified above. In this regard the proposed development is in accordance with policy DM2 Local Plan part 3 (Development Management Policies).

It is noted that the Parish Councils in the area (Silverton and Thorverton and Rewe) are not supportive of the proposed on the grounds of impact on the character and appearance of the rural area, foul sewage issues, highway issues, landscaping issues, justification for the proposal, impact on local community and countryside location of the site.

## **REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT**

The proposed change of use of land for the siting of permanent and touring pitches for tents and caravans on land adjoining the Ruffwell Inn, Thorverton is considered to be acceptable in policy terms, subject to the proposed conditions. The camping business is considered to be of an appropriate scale, respectful of the character and appearance of the rural location and demonstrates that the need of the facility is not met by existing provision within nearby settlements. A landscaping scheme is required to be submitted by condition to ensure that the development can successfully integrate with the character and appearance of the area. The accommodation to be provided is considered to be a sufficient distance from the neighbouring properties so as not to cause issues with regard to noise. Overall the proposal is considered to be in accordance with policies COR18 of the Mid Devon Core Strategy (Local Plan Part 1), DM2, DM8 and DM24 of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework.

## **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
3.
  - i) The accommodation hereby approved by this application shall be occupied for holiday purposes only.
  - ii) The accommodation hereby approved by this application shall not be occupied as a person's sole or main place of residence.
  - iii) The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual tents and caravans on the site, their arrival and departure dates and their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
4. Prior to the first use of the site for the use hereby permitted, a landscaping scheme shall be submitted to, and approved in writing by the Local Planning Authority to include details of: any changes proposed in existing ground levels and all planting, seeding, turfing or earth reprofiling. Once details are approved, the landscaping shall be carried out within the next planting season. Any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.
5. No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the

approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

## **REASONS FOR CONDITIONS**

1. In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. The site is outside defined settlement limits in the open countryside, where unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with policy DM24 of the Local Plan Part 3 (Development Management Policies) relating to tourism and leisure development proposals.
4. To ensure that the development makes a positive contribution to the rural character of the area in accordance with policies DM2 and DM24 of the Local Plan 3 (Development Management Policies).
5. To ensure, in accordance with Policy DM27 and paragraph 199 of the National Planning Policy Framework, that an appropriate record is made of archaeological evidence that may be affected by the development. This pre-commencement condition is required to ensure that the archaeological works are agreed and implemented prior to any disturbance of archaeological deposits by the commencement of preparatory and/or construction works.

The Human Rights Act 1998 came into force on 2<sup>nd</sup> October 2000. It requires all public authorities to act in a way which is compatible with the European Convention on Human Rights. This report has been prepared in light of the Council's obligations under the Act with regard to decisions to be informed by the principles of fair balance and non-discrimination.

Application No. 18/01935/MFUL

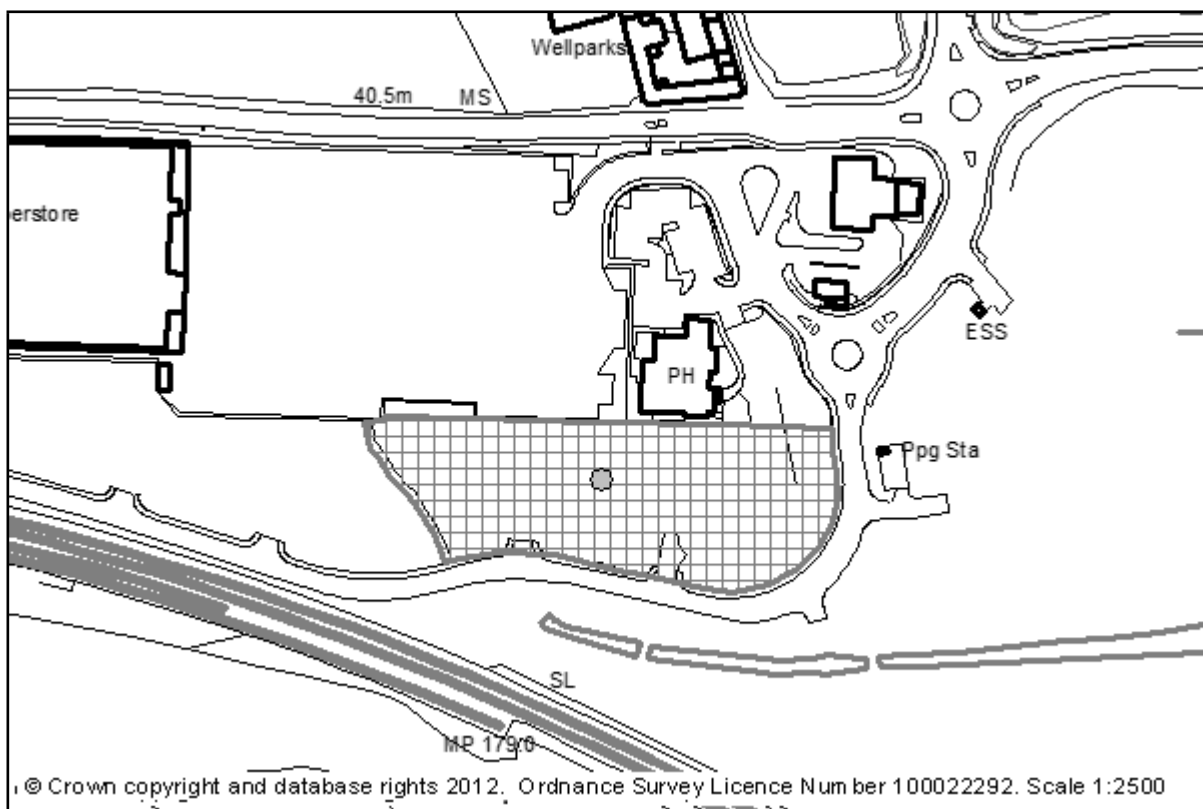
Grid Ref: 284429 : 99439

Applicant: Miss Shelly Oliver, Grainge Architects

Location: Land at NGR 284429 99439  
Joseph Locke Way  
Crediton  
Devon

Proposal: Erection of 2-storey GP Practice

Date Valid: 27th November 2018



## **APPLICATION NO: 18/01935/MFUL**

### **MEMBER CALL-IN**

This planning application has been called in by Members as a result of discussions held on planning applications appearing on the majors list.

### **RECOMMENDATION**

Grant permission subject to conditions

### **PROPOSED DEVELOPMENT**

The applicant seeks planning permission for the erection of 2-storey GP Practice on land at NGR 284429 99439, Joseph Locke Way, Crediton. The proposed Crediton Hub is to be a GP Practice arranged over 2 storeys consisting of public, clinical, and staff zones with a total gross internal floor area of 1,271.7 square metres. The building is configured as an 'L' shape, with main public entry to the south-east and separate staff entry to the north-east.

In respect to materials, walls are to be horizontal timber cladding and blue engineering brick plinth with the roof being timber cladding to run up to create a parapet with metal flashing around flat single ply membrane roof. Balcony and external staircase roof are to be corrugated metal and windows and doors would be green powder coated aluminium frames.

The proposed Crediton Hub is to be a strategic and integrated Primary Care Facility, designed to provide a sustainable primary care service for the next 30 years within Crediton, including:

- The co-location of services to support integrated working
- Extended primary care teams
- Extended hours working towards seven-day provision
- Prevention and well-being services
- Same day access to primary care (minor illness : minor injury)
- Community and specialist clinics; remote monitoring
- GP and medical staff training
- Shared back office and training functions for the Mid Devon Federation
- Meeting the population increase from the current 14,370 patient list to 18,100 within the next 5 to 10 years
- Better physical access for the frail and elderly
- Recruitment and retention of medical staff in the future
- Selecting a site with excellent bus, road and rail connections, and with space for access and parking for patients and staff.

The Chiddenbrook & New Valley GP surgeries in Crediton with associated NHS ETTF (Estates and Technology Transformation Fund) seek relocation to a permanent, shared new-build facility to provide clinical GP primary care. The proposed Crediton Hub GP Practice would serve Crediton and the wider locality area, in the region of 15,000 patients. A same-day service is intended to be offered for weekend / out-of-hours use.

### **APPLICANT'S SUPPORTING INFORMATION**

Completed Application Form and plans  
Flood Risk Assessment



Design and Access Statement  
Wildlife Trigger List/Survey  
Arboricultural appraisal  
Site Section Plans

## **RELEVANT PLANNING HISTORY**

09/00244/MOUT – Permit 1st October 2010

Mixed use development comprising full details relating to foodstore, petrol filling station and change of use/refurbishment of redundant Class B8 building to provide 4 residential units; and Outline proposals for family pub/restaurant, residential development (36 units), class B1a office use; Class B1c light industrial use, drainage works, highway works and landscaping (revised foodstore design and minor changes to car park) on land South of Exeter Road Wellparks, Crediton

06/02670/OUT – 19th September 2008

Mixed use development comprising full details relating to foodstore, petrol filling station and change of use/refurbishment of redundant Class B8 building to provide 4 residential units; and outline proposals for family pub/restaurant, residential development (36 units), class B1a office use; Class B1c light industrial use, drainage works, highway works and landscaping on land to South Of Exeter Road Wellparks, Crediton

## **DEVELOPMENT PLAN POLICIES**

### **Mid Devon Core Strategy (Local Plan 1)**

COR1 – Sustainable Communities  
COR2 – Local Distinctiveness  
COR4 – Meeting Employment Needs  
COR7 – Previously Developed Land  
COR8 – Infrastructure Provision  
COR9 – Access  
COR11 – Flooding  
COR12 – Development Focus  
COR15 – Crediton

### **Mid Devon Local Plan Part 3 (Development Management Policies)**

DM1 - Presumption in favour of sustainable development  
DM2 - High Quality Design  
DM3 – Sustainable design  
DM4 – Waste Management  
DM6 – Transport and Air Quality  
DM7 – Pollution  
DM8 – Parking  
DM17 – Development outside Town centres  
DM21 – Protection of employment land  
DM25 – Community Facilities  
DM28 – Green Infrastructure in Major Development

National Planning Policy Framework

## CONSULTATIONS

### **Crediton Town Council – 9th January 2019**

It was resolved to recommend approval and request:

- That the boundary fencing is sympathetic to the environment and preferably a greened boundary and;
- For a pond to be created and managed on site, as an environmental opportunity for surface water management.

### **Highway Authority – 10th December 2018**

The proposed development is accessed from Joseph Locke way which is currently an unadopted highway but subject to a Highway Legal agreement. The road is suitable for the volumes of traffic generated by the development and is well served by public transport. The Highway Authority are happy with the proposal and the layout drawing 1232/PL03/Rev - should be conditioned for Access parking and turning.

Recommendation:

The Head of Planning, Transportation and Environment, on behalf of Devon County Council, as Local Highway Authority, recommends that the following conditions shall be incorporated in any grant of permission

1. The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.0 metres back from its junction with the public highway

Reason: To prevent mud and other debris being carried onto the public highway

### **Public Health – 4th January 2019**

Contaminated Land - No objection to this proposal

Air Quality - No objection to this proposal

Environmental Permitting - No objection to this proposal

Drainage - No objection to this proposal

Noise & other nuisances - No objection to this proposal

Housing Standards - No comment

Licensing - No comments

Food Hygiene - Not applicable

Private Water Supplies - Not applicable

Health and Safety - No objection to this proposal enforced by HSE

### **Environment Agency – 7th June 2019**

We consider that sufficient information has been submitted to resolve our concerns and demonstrate that the finished floor levels are appropriate to ensure that the development will be safe over its lifetime. You may wish to include a condition within any permission granted to ensure that finished floor levels are no lower than 38.300mA.O.D.

Before determining the application your Authority will need to be content that the flood risk Sequential Test has been satisfied in accordance with the NPPF if you have not done so already. As you will be aware, failure of the Sequential Test is sufficient justification to refuse a planning application.

Advice – Flood Risk

We have reviewed the submitted Flood Risk Assessment & Drainage Strategy – Addendum

Report by Airey & Coles, dated 21.05.2019. It is our understanding that additional modelling work has been carried out by RMA environmental that incorporates the latest site levels and Devon Hydrology Study flows. The findings of the modelling suggest that the site is located within Flood Zone 1 albeit the current published Flood Zones identifies the site as being within Flood Zone 2 (the outline of which is a record of the 1960 flood).

With the above in mind we can confirm that the proposed finished floor level of 38.300mA.O.D, and the other proposed levels as shown on drawing 11053-FRA5 'Flood Risk Assessment Proposed Site Levels' Rev P1 dated 21.05.19, would result in the proposal conforming with the aims and policies contained within the National Planning Policy Framework and its associated Planning Practice Guidance.

#### Advice – Flood Resilience

In view of the potential flood risks in this locality, we would also recommend that flood resilient construction practices and materials are incorporated in the design and build phase. Choice of materials and simple design modifications can make the development more resistant to flooding in the first place, or limit the damage and reduce rehabilitation time in the event of future inundation. Detailed information on flood proofing and mitigation can be found by referring to the CLG free publication 'Improving the Flood Performance of New Buildings'. Please see the link below: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

The applicant should also prepare a flood plan which outlines how they will respond to a flood. Further advice on this can be found in the following links:

<https://www.gov.uk/prepare-for-a-flood>

#### **Flood Risk Team D.C.C – 22 May 2019**

##### Recommendation:

At this stage, we have no in-principle objections to the above planning application, from a surface water drainage perspective, assuming that the following pre-commencement planning conditions are imposed on any approved permission:

- No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system will be in accordance with the principles of sustainable drainage systems, and those set out in the Preliminary Drainage Statement (Ref. 11053; Rev. P1; dated 16th October 2018), Causeway Drainage Design Report (dated 1st February 2019) and the Maintenance Plan (Ref. 11053-Crediton GP Hub; 1<sup>st</sup> February 2019).

Reason: To ensure that surface water runoff from the development is managed in accordance with the principles of sustainable drainage systems.

Reason for being a pre-commencement condition: A detailed permanent surface water drainage management plan is required prior to commencement of any works to demonstrate that the plan fits within the site layout, manages surface water safely and does not increase flood risk downstream.

Advice: Refer to Devon County Council's Sustainable Drainage Guidance.

- No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.

Reason: To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area.

Reason for being a pre-commencement condition: A plan needs to be demonstrated prior to the commencement of any works to ensure that surface water can be managed suitably without increasing flood risk downstream, negatively affecting water quality downstream or negatively impacting on surrounding areas and infrastructure.

Advice: Refer to Devon County Council's Sustainable Drainage Guidance.

#### Observations:

It is understood that this site was taken into account when designing the wider surface water management system for planning application 09/00244/MOUT. At the detailed design stage the applicant will need to demonstrate that the surface water drainage from this site meets the requirements of the wider surface water management system. An assessment of the areas and flow rates accounted for from this site within the model outputs of the wider surface water drainage system needs to be made, possibly through the assessment of as-built drawings and final model outputs.

Surface water sewer connections may have been left in place for this site to connect to. The existing surface water sewer, which is understood to drain to 'Swale 2' within the wider surface water management system, should be assessed for connections.

It has been clarified that permeable paving will be underdrained and surface water will flow from the permeable paving into the detention basin.

The applicant should be aware that 63mm (the proposed size of the outfall) is a small orifice and could be prone to blockage. The applicant should ensure that regular monitoring of this orifice is achieved to prevent blockage occurring.

A plan depicting exceedance routes from the site (including the detention basin) needs to be submitted at the detailed design stage to demonstrate how exceedance flows shall be managed safely both on-site and within the context of the wider site.

The applicant should clarify at the detailed design stage whether the detention basin will be 'normally dry' or whether the basin will be an attenuation pond (containing a permanent water level).

## REPRESENTATIONS

None received

## **MATERIAL CONSIDERATIONS AND OBSERVATIONS**

This application seeks permission for the erection of 2-storey GP Practice on land at NGR 284429 99439, Joseph Locke Way, Crediton. The proposed site (1.2 ha) is unoccupied and located along Joseph Locke Way to the south east of Crediton town centre, accessible via the A377 road nearby to the north and Crediton Railway Station (400m distance) to the west.

In terms of the context of the site and surrounding area, this area of Crediton is experiencing growth of new development, including the Tesco Superstore to the north-west, the Red Deer Pub and the recently constructed Mole Avon flagship store opposite the site. Moreover the residential housing development Tarka View of 185 homes to the north is under construction.

**The main issues in the determination of this application are:**

- 1. Policy**
- 2. Loss of employment land**
- 3. Transport, access and parking issues**
- 4. Flooding and drainage**
- 5. Design and appearance of development and visual impact on the landscape**
- 6. Living conditions of the occupiers of nearby residential properties**
- 7. Ecology**
- 8. Sustainable development balance**

### **1. Policy**

The NPPF sets out the Government's planning policies for England and it sets out a presumption in favour of sustainable development. It sets out the three objectives to sustainable development which are economic, social and environmental and seeks positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. Since the introduction of the NPPF in 2012 and its latest revision in 2019, full weight can continue to be given to policies in Local Plans adopted in accordance with the Planning and Compulsory Purchase Act 2004. These policies are those in the Mid Devon Core Strategy (LP1), the Allocations and Infrastructure DPD (LP2) and those within the Local Plan Part 3 Development Management Policies. Less weight can be given to policies that are considered out of date (i.e. not adopted in accordance with the Planning and Compulsory Purchase Act 2004), particularly where these policies are in conflict with the NPPF.

It is considered that this development should be assessed in terms of policies COR1, COR2, COR4, COR6, COR7, COR8, COR9, COR11, COR12 and COR15 of the Mid Devon Local Plan Part 1 (Core Strategy). COR1 (Sustainable Communities) stresses the need for development to meet sustainability objectives, Policy COR2 seeks development which will sustain the distinctive quality, character and diversity of Mid Devon's environmental assets, Policy COR4 (meeting employment needs) states that employment space in Mid Devon is covered by Use Classes B1 (business), B2 (general industry) and B8 (storage and distribution), COR7 (Previously Developed Land) seeks to guide development towards the most sustainable locations available, COR9 (Access) aims to reduce the need to travel by car and increase public transport, COR11 (Flooding) outlines the need ensure that development does not increase flooding to properties elsewhere, COR12 (Development Focus) states that development should be concentrated at Crediton where of an appropriate scale and Policy COR15 further deals with development within the settlement of Crediton.

With regard to the Development Management Policies, Policy DM1 picks up on sustainable development principles, Policy DM2 requires design of new development to be high quality and

demonstrate a clear understanding of the characteristics of the site, its wider context and surrounding area and create attractive places. Policy DM3 focuses on sustainable design of a major commercial development whereas Policy DM4 deals with waste management. Policy DM6 relates to transport and air quality considerations for any development and Policy DM7 outlines the assessment required on pollution. Policy DM8 states the required parking levels for a use, Policy DM17 on development outside of town centres. Policy DM21 deals with the protection of employment land, Policy DM25 outlines support for community facilities and Policy DM28 focuses on green infrastructure.

An assessment of the proposed development is carried out in line with the above policies through the rest of this report.

## **2. Loss of employment land**

Outline planning permission 09/00244/MOUT approved the mixed use development comprising full details relating to foodstore (Tesco), petrol filling station and change of use/refurbishment of redundant Class B8 building to provide 4 residential units; and Outline proposals for family pub/restaurant, residential development (36 units), class B1a office use; Class B1c light industrial use, drainage works, highway works and landscaping (revised foodstore design and minor changes to car park) on land South of Exeter Road Wellparks, Crediton.

It was noted that the indicative plans for 09/00244/MOUT showed this part of the site (for new GP Practice) allocated for light industrial units but with respect to the outline planning permission in terms of this application site, there was a requirement for the remainder of the development applied for in outline to be begun before the expiration of three years of the date of permission which would have been the 15th October 2013 and therefore this part of the permission has now lapsed.

The proposed use as a GP practice is considered complimentary to the existing commercial uses in the immediate surroundings and will bring a vacant site into an active use, in accordance with the aims of COR7. The application form outlines that with respect to the GP Practice, 50 full time jobs would be associated with this development albeit this would include staff relocated from Chiddenbrook and New Valley GP Surgeries. The plans submitted also show a possible expansion to the practice so this number could grow further in the future. The proposal is considered to be an appropriate use for this location and is a form of employment use that will generate employment opportunities, in accordance with policies DM17 and DM21. The Economic Development Team are supportive of the proposals and it is noted that employment land is allocated nearby.

## **3. Transport, access and parking issues**

The existing access arrangements onto the site would be utilised and with respect to parking spaces be provided on site, 45 car parking spaces are shown, 9 disability spaces, 1 ambulance space and 12 cycle spaces. Under policy DM8 the required car parking for D1 uses is half of the requirement for A1 units, at 1 parking space per 40 square metres. On this basis, the unit requires 30 parking spaces. The Local Highway Authority has raised no objections to the proposals recommending conditions.

Therefore the access and parking arrangements are considered acceptable for this development and it is noted that bus stops are located within walking distance, as well as other services. Therefore the development would be in accordance with policies COR9 and DM8.

#### 4. Flooding and drainage

The application site is shown as being located within flood zone 2 although the Environment Agency has commented that they have reviewed the submitted Flood Risk Assessment & Drainage Strategy – Addendum Report by Airey & Coles, dated 21.05.2019 whereby additional modelling work was carried out by RMA environmental that incorporates the latest site levels and Devon Hydrology Study flows and as such the findings of the modelling suggest that the site is located within Flood Zone 1 albeit the current published Flood Zones identifies the site as being within Flood Zone 2 (the outline of which is a record of the 1960 flood).

Policy COR11 outlines that the risk of flooding to life and property should be reduced where possible with development guided to sustainable locations with the lowest flood risk by applying a sequential test and to locate appropriate development in areas of higher flood risk only where the benefits outweigh the risk of flooding and also ensure that development does not increase the risk of flooding of properties elsewhere. Policy DM2 requires appropriate drainage including sustainable drainage systems (SUDS) and connection of foul drainage to a mains sewer where available.

With respect to flood risk, a topographic survey of the existing site was undertaken and overall it was found that the site is flat with an approximate elevation of 38.0m AOD, ranging from 38.5m AOD to 37.7m AOD. Slopes across the site do not appear to fall in any general direction but undulate over the site, resulting in slightly higher elevations along the western and northern boundaries. The eastern and southern boundaries follow a berm which again has slightly raised elevations.

Taking the worst case scenario that this site is mainly located within Flood Zone 2 (low risk) according to the Environment Agency's flood risk mapping for planners which covers fluvial (river) and tidal flood risk for the site, this has between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. Furthermore, the area is also shown to be at low risk from surface water flooding according to the EA surface water flood risk mapping.

Initially concern was raised from the Environment Agency that fluvial flooding information held by them was of a greater magnitude than identified on the flood map for planning. As such, the applicant investigated the fluvial flood risk with respect to greater flood zone extents and the full analysis and measures have been detailed within the full FRA and Addendum Report. The Environment Agency now have no objections to the proposal confirming that the proposed finished floor level of 38.300mA.O.D, and the other proposed levels as shown on drawing 11053-FRA5 'Flood Risk Assessment Proposed Site Levels' Rev P1 dated 21.05.19, would result in the proposal conforming with the aims and policies contained within the National Planning Policy Framework and its associated Planning Practice Guidance. However they have noted that the Local Authority may wish to include a condition within any permission granted to ensure that finished floor levels are no lower than 38.300mA.O.D. A condition has been included in respect to the finished floor levels as stated within the addendum report.

With respect to a flood risk Sequential Test being satisfied in accordance with the NPPF, as noted above the submitted Flood Risk Assessment & Drainage Strategy – Addendum Report by Airey & Coles, dated 21.05.2019 following the findings of the modelling suggest that the site is located within Flood Zone 1 and on this basis would be in an area with the lowest flood risk. In any event, there are not considered to be any alternative locations within the settlement limits of Credition for an area at lower flood risk to provide for a community facility of this scale with potential to expand and within an optimum location to access by public transport and within close proximity to other community services. Therefore the sequential test is considered to be met.



With respect to surface water drainage, the Lead Local Flood Authority (D.C.C) have confirmed that they have no in principle objections to the proposals but recommend conditions for the final details of the permanent surface water drainage management system and system during construction to be provided and approved. Conditions have been recommended in line with the response from the Lead Local Flood Authority. As such it is considered that a surface water drainage strategy for this development that complies with current best practices can be provided in accordance with adopted policy.

## **5. Design and appearance of development and visual impact on the landscape**

The proposed design and appearance of the two storey building in an 'L' shape and the materials, whilst of a more contemporary design is considered to be acceptable within this location where there are a mix of commercial buildings of varying design, and will not be detrimental to the visual amenities of the area and/or result in detriment to the general amenities of the area in terms of noise pollution. The proposed use is considered to be compatible with surrounding mixed commercial units and will increase the self-sufficiency of the town by increasing the services available.

There are landscape proposals to provide a hedgerow along the front of the site which is in line with one of the requests of the Town Council and the Council's Tree Officer is happy with the proposed works to trees on and adjoining the site. Final landscape details are to be conditioned and it is not considered that the proposal would have a significant detrimental impact on the landscape and on balance; it is considered that the design and layout of the commercial development would be acceptable in accordance with policies COR2 of the Mid Devon Core Strategy and policies DM2, DM7 and DM28 Local Plan Part 3 (Development Management Policies).

## **6. Living conditions of the occupiers of nearby residential properties**

The NPPF indicates that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. No concerns have been raised from any nearby neighbours on the grounds of concerns over lighting, noise etc through the planning process and the Public Health Team has raised no objections to the proposals.

The nearest building to the proposed GP Practice is that of the Red Deer Public House and it is noted that there is living accommodation for the manager on the first floor which is to the side closest to the application site. It is considered that the positioning of the proposed GP Practice building off set to the public house would ensure that there would be no overbearing impact or loss of light with the car park area positioned directly to the south of the public house. However, there are a number of first floor windows within the public house and in order to protect privacy it is considered that a privacy screen will need to be installed to the northern side of the proposed outside first floor terrace/balcony area of the GP Practice. In addition to this, the first floor window on the north elevation serving Pod 6 should have obscure glazing and a condition has been recommended to ensure this occurs. The proposal on the basis of inclusion of conditions is considered to comply with policy DM2 of LP3 DMP not having a significant detrimental impact on the amenity of occupiers of neighbouring residential properties.

## **7. Ecology**

In order to provide the necessary information to the Council to demonstrate compliance with the ecological/biodiversity aspects of policies DM1 and DM28 of the Development Management

Policies document, a Preliminary Ecological Appraisal Report prepared By Acorn Ecology Limited dated October 2018 has been submitted with this application. Measures are recommended to avoid, mitigate and compensate for potential ecological impacts relating to providing a means of escape from trenches for badgers and other wildlife, sensitive lighting plan for bats, timing of works to avoid harm to nesting birds and a precautionary approach to works to avoid killing or injuring other species such as hedgehogs and toads. A Conservation Action Statement was included.

A condition is recommended for these mitigation/enhancement measures to be implemented as part of the development. Therefore subject to these conditions, the proposal would be in accordance with policy DM2 of the Local Plan Part 3 [DMP].

## **8. Sustainable development balance**

The NPPF sets a strong emphasis on the delivery of sustainable development. The site is within the settlement limits of Crediton close to public transport links, close to services and in an area where new housing and employment uses are proposed. The development is to provide an improvement of a community use and is not considered on balance to result in significant harm to the environment, resulting in employment opportunities thereby meeting economic and social objectives.

Other matters put forward in favour of the development include an absence of harm to ecology, visual amenity, highway safety and a limited impact on the living conditions of the occupiers of nearby residential properties. Mitigation measures are to be implemented to address flooding and drainage. Nonetheless, these are mitigating factors rather than benefits and the weight to be given to them is therefore limited.

Other matters:

As the proposal relates to a D1 Use Class, representing a community facility, there is no requirement to provide a contribution towards air quality improvements. Approval is recommended.

## **SUMMARY**

The proposed erection of a two storey GP Practice (Use Class D1) with associated parking, landscaping and access arrangements is considered to be supportable in policy terms. The proposal is in an acceptable location, will not adversely impact on the amenity of the occupiers of nearby properties; will be served by an appropriate access and parking facilities and will not present an unacceptable floor risk. The proposed appearance, design and scale of the building are considered to be acceptable and should not result in any concerns in terms of noise pollution. Having regard to all material considerations, it is concluded that the application does accord with the presumption in favour of sustainable development. When tested against Paragraph 11 of the Framework the Local Planning Authority consider that the adverse impacts of the proposed development would not significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole. Overall, the proposal is considered to be in accordance with policies DM1, DM2, DM7, DM8, DM17, DM21 and DM28 of the Mid Devon Local Plan Part 3 (Development Management Policies), COR1, COR2, COR7, COR9, COR11, COR12 and COR15 of the Mid Devon Core Strategy and the National Planning Policy Framework.

## CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
3. The site access road shall be hardened, surfaced, drained and maintained thereafter to the satisfaction of the Local Planning Authority for a distance of not less than 6.0 metres back from its junction with the public highway
4. Before the commencement of any building works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration, dust and waste disposal resulting from the site preparation, groundwork and construction phases of the development. It shall include details of the hours of operation and measures to be employed to prevent the egress of mud, water and other detritus onto the public and any non-adopted highways. Once approved the CEMP shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.
5. Prior to their use on site, details and/or samples of the materials to be used for all the external surfaces of the buildings shall have been submitted to and approved in writing by the Local Planning Authority. Such approved materials shall be so used and retained.
6. Notwithstanding the details as submitted, the first floor window on the north elevation serving Pod 6 hereby approved shall be glazed with translucent (obscure) glass below a height of 1.7m measured from the floor level of the room served and non-opening, above this level clear glazing can be used with windows able to open. This area of glazing shall be implemented in accordance with the requirements of this condition prior to occupation of the GP Practice and retained in accordance with the requirements of this condition thereafter.
7. Prior to first use of the GP Practice hereby approved, a 1.7m high privacy screen shall be erected along the north elevation of the balcony walkway area in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The privacy screen shall thereafter be permanently retained. For the avoidance of doubt, the privacy screens shall be the form of a solid barrier such as that of a timber or obscure glazed panel.
8. Prior to the first occupation of the GP Practice hereby approved, details of external lighting within the application site shall be submitted to and agreed in writing by the Local Planning Authority with external lighting installed in accordance with the agreed details. For the avoidance of doubt, new lighting on site shall be directed away from existing vegetation with the mature trees on site to be kept as dark as possible without compromising safety on site. Lights in the car parks shall be the minimum required for safety and security, security lights will be on a short duration timer and lights shall be hooded and directional to prevent light spill onto the surrounding habitat.
9. The development hereby approved shall be carried out in accordance with the measures outlined to avoid, mitigate and compensate for potential ecological impacts within the Preliminary Ecological Appraisal Report prepared By Acorn Ecology Limited dated October 2018. These measures relate to providing a means of escape from trenches for badgers and other wildlife, sensitive lighting plan for bats, timing of works to avoid harm to nesting birds and a precautionary approach to works to avoid killing or injuring other species such as hedgehogs and toads. These

measures are outlined within the Conservation Action Statement with the Igloo Hedgehog Home and Sparrow nest boxes to be installed prior to occupation of the GP Practice building and maintained thereafter.

10. The GP Practice hereby approved shall not be occupied until the access, parking and turning areas associated with that development have been provided in accordance with the approved plans. Following their provision these facilities shall be so retained.

11. Prior to the erection of the GP Practice hereby approved a landscaping scheme identifying existing trees to be retained throughout the construction of the development and tree and hedge planting proposed on and around the perimeter of the site shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding, turfing or earth reprofiling comprised in the approved details of landscaping shall be carried out within 9 months of the substantial completion of the development or first planting season (whichever is sooner). Any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.

12. The proposed finished floor level of 38.300mA.O.D for the GP Practice building, and the other proposed levels as shown on drawing 11053-FRA5 'Flood Risk Assessment Proposed Site Levels' Rev P1 dated 21.05.19, submitted within the Flood Risk Assessment & Drainage Strategy – Addendum Report by Airey & Coles, dated 21.05.2019 shall be adhered to with the development constructed in accordance with these levels.

13. No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system will be in accordance with the principles of sustainable drainage systems, and those set out in the Preliminary Drainage Statement (Ref. 11053; Rev. P1; dated 16th October 2018), Causeway Drainage Design Report (dated 1st February 2019) and the Maintenance Plan (Ref. 11053-Crediton GP Hub; 1<sup>st</sup> February 2019).

14. No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority, in consultation with Devon County Council as the Lead Local Flood Authority. This temporary surface water drainage management system must satisfactorily address both the rates and volumes, and quality, of the surface water runoff from the construction site.

## **REASONS FOR CONDITIONS**

1. RD1 In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. RD7a For the avoidance of doubt and in the interests of proper planning.

3. To prevent mud and other debris being carried onto the public highway

4. To safeguard the amenities of the occupiers of neighbouring property in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).

5. To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with policy DM2 of the Local Plan Part 3 [Development Management Policies].
6. To protect the amenity of occupiers of neighbouring property from overlooking in accordance with Policy DM2 of the Local Plan Part 3: (Development Management Policies).
7. To safeguard the amenities and privacy of the occupiers of neighbouring property in accordance with policy DM2 of the Local Plan Part 3: (Development Management Policies).
8. To safeguard the amenity levels enjoyed by the occupiers of neighbouring properties and to protect wildlife in accordance with policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).
9. To ensure the protection of endangered species, under the European Habitats Directive and the Conservation of Natural Habitats and of Wild Fauna and Flora [Council Directive 92/43/EEC] which is implemented in the UK by the Conservation [Natural Habitats & Conservation] Regulations 1994 [Statutory Instrument No 2716] amended in 2007 and in accordance with policy DM2 of Mid Devon Local Plan Part 3 [Development Management Policies].
10. In the interest of highway safety, and to ensure that adequate on-site facilities are available for traffic attracted to the site in accordance with Policy DM8 of Local Plan Part 3: [Development Management Policies].
11. To ensure that the development makes a positive contribution to the character and amenity of the area in accordance with policy DM2 of Local Plan Part 3: [Development Management Policies].
12. To ensure that the proposal conforms to the aims and policies contained within the National Planning Policy Framework and its associated Planning Practice Guidance relating to the mitigation against flood risk.
13. To ensure that surface water runoff from the development is managed in accordance with the principles of sustainable drainage systems.
14. To ensure that surface water runoff from the construction site is appropriately managed so as to not increase the flood risk, or pose water quality issues, to the surrounding area.

#### **INFORMATIVES:**

1. The Environment Agency advises that in view of the potential flood risks in this locality, they would recommend that flood resilient construction practices and materials are incorporated in the design and build phase. Choice of materials and simple design modifications can make the development more resistant to flooding in the first place, or limit the damage and reduce rehabilitation time in the event of future inundation. Detailed information on flood proofing and mitigation can be found by referring to the CLG free publication 'Improving the Flood Performance of New Buildings'. Please see the link below:

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

The applicant should also prepare a flood plan which outlines how they will respond to a flood. Further advice on this can be found in the following links:

<https://www.gov.uk/prepare-for-a-flood>

## **REASON FOR APPROVAL OF PERMISSION/GRANT OF CONSENT**

The proposed erection of a two storey GP Practice (Use Class D1) with associated parking, landscaping and access arrangements is considered to be supportable in policy terms. The proposal is in an acceptable location, will not adversely impact on the amenity of the occupiers of nearby properties; will be served by an appropriate access and parking facilities and will not present an unacceptable floor risk. The proposed appearance, design and scale of the building are considered to be acceptable and should not result in any concerns in terms of noise pollution. Having regard to all material considerations, it is concluded that the application does accord with the presumption in favour of sustainable development. When tested against Paragraph 11 of the Framework the Local Planning Authority consider that the adverse impacts of the proposed development would not significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole. Overall, the proposal is considered to be in accordance with policies DM1, DM2, DM7, DM8, DM17, DM21 and DM28 of the Mid Devon Local Plan Part 3 (Development Management Policies), COR1, COR2, COR7, COR9, COR11, COR12 and COR15 of the Mid Devon Core Strategy and the National Planning Policy Framework.

The Human Rights Act 1998 came into force on 2nd October 2000. It requires all public authorities to act in a way which is compatible with the European Convention on Human Rights. This report has been prepared in light of the Council's obligations under the Act with regard to decisions to be informed by the principles of fair balance and non-discrimination.

Application No. 19/00795/FULL

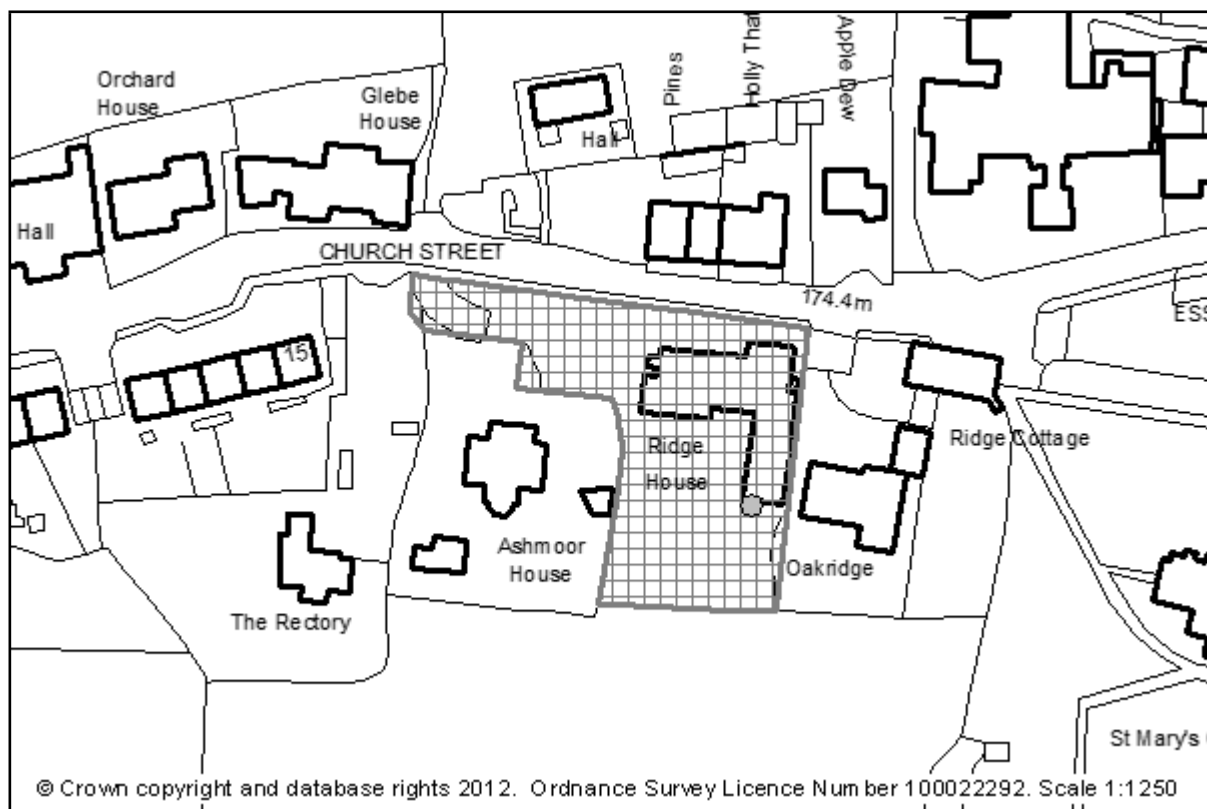
Grid Ref: 277225 : 107522

Applicant: Mr Z Shaikh

Location: Ridge House  
Church Street  
Morchard Bishop  
Credton

Proposal: Erection of an extension and alterations to residential home (Revised Scheme)

Date Valid: 7th May 2019





## **APPLICATION NO: 19/00795/FULL**

### **MEMBER CALL-IN**

Cllr Squires has called in the application to consider the amenities of the neighbours and the loss of their evening sun.

### **RECOMMENDATION**

Grant permission subject to conditions

### **PROPOSED DEVELOPMENT**

The proposal is for the erection of an extension and alterations to a residential home (Revised Scheme) at Ridge House, Church Street, Morchard Bishop. Ridge House is a 15 bed, residential care home located within Morchard Bishop and within the conservation area. The site is accessed directly from Church Street, with a parking area enclosed by a large stone wall along the frontage of the site. To the rear there is a garden area which slopes away to the south. The building has a traditional appearance, the material palette comprises face brick and decorated render walling, concrete tile roof and black leaded double glazed uPVC windows.

The application seeks consent for the erection of extension and alterations to provide five bedrooms, a laundry/store area and a therapy room with internal lift and stair access. The proposal results in the loss of one of the existing bedrooms by virtue of the revised design of the scheme. The extension is proposed to the south of the existing building, extending the footprint into the garden area adjacent to the east boundary of the plot. The extension extends by 4.7m from the existing elevation of the building. The extension turns at a right angle back into the garden area to run parallel with the rear of the main property and form a U shaped footprint in a courtyard style arrangement. It would provide accommodation over two levels with an overall ridge height of 7.9m. The material palette is proposed to emulate the existing building, as listed above.

### **APPLICANT'S SUPPORTING INFORMATION**

Application form  
Supporting statement  
Plans  
Travel plan

### **RELEVANT PLANNING HISTORY**

19/00359/FULL - WDN date 1st May 2019  
Erection of extension and alterations

06/02706/TPO - WDN date 23rd January 2007  
Application to fell 1 Sycamore under Tree Preservation Order ref. TPO No 7 (2005)

06/02193/FULL - PERMIT date 12th February 2007  
Erection of a dwelling

06/01566/FULL - WD date 18th August 2006  
Erection of 1 no. dwelling

05/00885/CAT - SPLIT date 7th June 2005

Application of intention to fell 8 trees and reduce 2 trees within a Conservation Area

02/01736/OUT - PERMIT date 15th April 2004

Erection of dwelling

02/02158/CAT - NOBJ date 7th November 2002

Notification of intention to carry out works to 2 no. trees within a Conservation Area

00/02111/FULL - REFUSE date 10th July 2001

Erection of a detached single storey dwelling; alterations to vehicular access (Appeal Allowed)

00/02112/LBC - REFUSE date 10th July 2001

Listed Building Consent for the erection of a detached single storey dwelling (Appeal Allowed)

94/02109/FULL - PERMIT date 15th February 1995

Alteration and extension to residential home to provide two additional bedrooms, day and respite care facilities

89/01885/FULL - PERMIT date 1st November 1989

Change of use of existing ancillary residential accommodation into further residential home accommodation

88/01900/OUT - PERMIT date 19th May 1989

Outline for the erection of a split level dwelling

85/01972/FULL - PERMIT date 17th February 1986

Change of use from residential to part residential (one dwelling) to part residential home for the elderly and alterations to vehicular access

## **DEVELOPMENT PLAN POLICIES**

### **Mid Devon Core Strategy (Local Plan 1)**

COR1- Sustainable communities

COR2- Local distinctiveness

COR17- Villages

### **Mid Devon Local Plan Part 3 (Development Management Policies)**

DM1- Presumption in favour of sustainable development

DM2- High quality design

DM8- Parking

DM27- Development affecting heritage assets

## **CONSULTATIONS**

### **MORCHARD BISHOP PARISH COUNCIL- 4<sup>th</sup> June 2019**

Morchard Bishop Parish Council discussed this revised application at their meeting on 3rd June 2019, there is still concern for the neighbours at Oakridge about their Right to Light, particularly their loss of light in the evening when they like to dine on their patio. The Council did not support this application: Proposed Keith Davies, Seconded Steve Watson, with the following comments: Whilst it is appreciated that there have been substantial changes, there is still a loss of light to the

neighbouring patio and loss of amenity to the neighbours. This means that we continue to object. Vote taken: 8 for the proposal not to support the application with 1 abstention.

**HIGHWAY AUTHORITY-** 23<sup>rd</sup> May 2019- Standing advice applies (no direct objections received on highway grounds).

**CONSERVATION OFFICER-** 30<sup>th</sup> May 2019 - Additional Conservation Officer response to representation:

The Morchard Bishop Conservation Area Appraisal identifies The Old Rectory (Ridge House), on Church Street, as an important unlisted building with tall and striking chimneys which are visible and rather distinctive.

The former Rectory now Care Home building is in Arts and Crafts style and makes a positive contribution to the Conservation Area.

Following my previous email comments on 24 April 2019 I would support the redesign of the extension which is substantial improvement to the proposed extension. The architectural language now responds to the host building reflecting the Arts and Crafts form of Ridge House with steep roofs gables and low eaves and architectural details to window and door openings.

The massing and plan layout has changed so that the extension has truncated the existing extension taking off the end bedroom and accommodating this within the new extension. This brings it nearer to the host building and it is turned right angles to the existing extension to be parallel with the rear of the main property to form a courtyard style development.

The proposals also responds better to the change in ground levels stepping down along the existing grassed bank where the garden drops down from the upper terrace to a lower section of garden.

I note the additional representations regarding the size, orientation setting and siting of the new extension, loss of garden space and impact on neighbours amenity.

I consider that the revised proposal is a significant improvement on the previous proposal, more sensitive and responsive to the architecture of the existing building and less harmful to the amenity of neighbours. The siting of the new extension is at right angles to the existing extension running away from the neighbours with a reduced elevation to the east adjoining the neighbours and is less impacting as it uses the architecture of the steep sloping roof to assist in taking the impact of the bulk of the extension away from the boundary.

In addition it is located running along the line of the sloping terrace which connects upper and lower sections of garden and as it slopes this area of garden is not well used as a garden space.

The new addition runs parallel to the main house and is set back around 12m from the south elevation of the main building at the same time it is set down with the slope of the terrace so that it is single storey onto the courtyard.

The result of these substantial changes is the extension although large and very much at the edge of what can be considered suitable to extend a building of this scale and massing it does now work better as its design, layout and massing respond appropriately to the good quality Arts and Crafts designed host building and I remove my objection to the extension design and its impact on the Conservation Area.

## REPRESENTATIONS

At the time of writing this report one letter of representation has been received in relation to the application, the main points are summarised below:

1. This is a very large development in a small amount of garden space.
2. The increasing number of residents will enjoy much less garden space and cuts off their views out of the site.
3. The extension will cut off the view of Ridge House from the roads to the south.
4. The extension will cut out afternoon and evening sun for the patio of the neighbouring property.
5. It will create a building site for two years, impacting the quality of life for Ridge House residents.

## MATERIAL CONSIDERATIONS AND OBSERVATIONS

The main issues in the determination of this application are:

1. Policy and principle of development
2. Design and impact on the conservation area
3. Impact on the amenity of neighbouring occupiers
4. Highway and parking issues

1. Policy and principle of development

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. This is achieved through three overarching objectives which are interdependent and need to be pursued in mutually supportive ways; economic, social and environmental.

Policy COR17 of the Mid Devon Core Strategy (LP1) states that within villages development will be limited to minor proposals within their defined settlement limits and to allocations for affordable housing meeting a local need, small scale employment and tourism, services and facilities serving the locality; and other very limited development which enhances community vitality or meets a local social or economic need. The NPPF is supportive of the growth and expansion of businesses in rural areas.

As an expansion of an existing care home facility within this rural settlement it is considered to be supportable in principle in accordance with policy COR17.

The relevant development management policies are discussed further below.

2. Design and impact on the conservation area

The site is located within the Morchard Bishop Conservation Area and in reasonably close proximity to the Grade I listed St Marys Church which is located approximately 60m to the east of the site. Section 66 and 77 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving the setting of listed buildings and preserving or enhancing the character or appearance of conservation areas. The National Planning Policy Framework seeks to conserve and enhance the historic environment. Paragraph 193 requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 196 requires that where a development proposal will lead to less than substantial harm to the

significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy DM27 of the Local Plan part 3 (Development Management Policies) recognises that the historic environment is an asset of great cultural, social, economic and environmental value and heritage assets and their setting are an irreplaceable resource. It reflects the tests as set out by paragraph 196 of the National Planning Policy Framework which requires that where a development proposal would lead to less than substantial harm, that harm will be weighed against any public benefit, including securing optimum viable use.

The design has been amended to reflect the concerns of the Conservation Officer at the time of the previous application, his comments in relation to this application are set out above. Ridge House is considered as an important and unlisted building within the conservation area, and is of Arts and Crafts form with steep roof gables, low eaves and striking chimney features. The revised design is considered to provide a more sympathetic response to the architecture of the existing building and the design, layout and massing is considered to respond appropriately to the host building. The Conservation Officer has not raised any objection to the design and its impact to the Morchard Bishop Conservation Area or the setting of the grade I listed church. On this basis it is considered that the proposed development is acceptable in accordance with policy DM27 of the Mid Devon Local Plan and government guidance in the NPPF.

Whilst the comments of the neighbour are noted in respect of the impact to the amenity of existing occupants of the care home, it is considered that the property would retain an acceptable level of amenity for existing and future residents taking into account both the internal and external facilities proposed. It is recognised that the construction of the extension is likely to create some disruption to the enjoyment of the existing property, however this will be for a temporary period only and this will be a matter for the applicants to manage particularly given their interest in minimising disruption to their existing residents.

### 3. Impact on the amenity of neighbouring occupiers

Policy DM2 requires design of new development to be of high quality and which does not have an unacceptable adverse effect on the privacy and amenity of neighbouring properties and uses.

The site has neighbouring residential dwellings to both the east and west, these are set back from the highway and therefore sit further south in their plots than the original building of Ridge House. In terms of the impact on the amenity of occupiers of the property to the west, it is noted that the revised design now protrudes towards them, however the gable end has no openings and having regard to the separation distance it is not considered that it would result in any unacceptable impacts to their amenity.

The proposed extension sits close to the eastern boundary of the plot and therefore will be in close proximity to the neighbour to the east at Oakridge. The case officer has been to site and visited the neighbouring occupier to assess the impact on their amenity. The extension protrudes by approximately 4.7m beyond the southern wall of the existing building and this extent of building mass will be clearly visible from the neighbouring property given that it is parallel with their patio area. The extension is set back off the boundary by approximately 1m further than the existing building and the ridge height is approximately 1.3m lower. Although the extension is over two floors, the ground level is lower within the site area than the adjacent property. The design proposes a blank elevation to the east such that the proposal is not likely to raise concerns in terms of loss of privacy or overlooking. A condition is proposed to ensure there are no new window openings within this elevation that would directly overlook the neighbouring property.

In addition to the observations made on site relating to any potential loss of light, the proposal has

been assessed utilising the guidance provided by the BRE Site Layout Planning for Daylight and Sunlight document which establish a 25 degree and 45 degree “rule of thumb”. On this basis, whilst it is recognised that the proposed extension will have some impact on the amenity of neighbouring occupiers, it is not considered there would be a significant loss of light or overshadowing that would result in unacceptable harm to the amenity of neighbouring occupiers.

Overall, whilst it is recognised that the proposed development will be in close proximity to neighbouring properties, it is not considered that the proposal is likely to result in a significant adverse impact to the amenity of neighbouring occupiers that would warrant refusal of the application and the proposal is therefore considered to be supportable in accordance with policy DM2.

#### 4. Highway and parking issues

The access arrangements as set out above are not proposed to be amended as part of the proposals. Policy DM8 of the Mid Devon Local Plan part 3 (Development Management Policies) requires development to provide an appropriate level of parking, taking into account:

- a) The accessibility of the site, including the availability of public transport;
- b) The type, mix and use of development;

In relation to C2 uses policy DM8 suggests a parking requirement of 1 space per bedroom, which in this case would require provision of 4 additional spaces to serve the increase in bedroom facilities as proposed. The proposed block plan demonstrates that there is sufficient room within the site for parking of 12 vehicles as well as space for turning, the parking provision is less than the policy target for both the existing scale of development and the proposed expanded facility. Although no additional space is proposed for car parking it is proposed to formalise the existing provision including marking out additional bays adjacent to the access drive to encourage more effective use of the space available.

At the time of the previous application the level of parking was discussed with the applicant’s agent and it was explained that the manager lives in at the site and there are three other members of staff on shift at any one time. Although the proposal will increase the number of bedrooms, the applicant intends that the number of staff on duty at any one time will not increase. However the number of visitors to the site is likely to increase. At present there are an average of 4 visitors to the site per day, as such even if all these arrived by car at the same time, there is sufficient provision to meet this demand.

The applicant has submitted a travel plan in support of the application. The plan designates the duty manager as co-ordinator for the travel plan to implement measures to encourage sustainable travel including; providing information to staff, customers and visitors to promote sustainable modes of travel including bus, walking and car sharing. Given its central village location the site is accessible by visitors/ staff who may live in the village and walk to the site, the applicant’s agent states that approximately 20% of staff live within walking distance. The village is served by a regular bus route which provides services to Exeter five times daily.

Although the proposed level of parking does not meet the policy target established by DM8, having regard to the location of the site, public transport options and likely limited number of visitors to the site, it is considered that the proposed level of parking and access arrangements are adequate to serve the expanded facilities proposed without unacceptable impact to the highway network. The principle of providing an extension was discussed with the Highway Authority at the time of the previous application and they were supportive of this view, it is not considered that the revised

design of the extension raises any further issues in respect of the parking and highway arrangements.

## **REASON FOR APPROVAL OF PERMISSION**

The application for the erection of extension and alterations to this existing residential care home facility is considered to be supportable in policy terms. As an expansion of an existing care home facility within this rural settlement it is considered to be supportable, in principle, in accordance with policy COR17. The extension is relatively substantial in terms of its scale but is proposed to be set into the existing ground level which will help to reduce its visual impact. The design, including the proposed material palette, is considered to be in keeping with the existing building. Having regard to the siting, scale and design of the proposed extension it is not considered that it would result in harm to the character and appearance of the Morchard Bishop Conservation Area or the nearby listed church building. It is recognised that the extension will have some impact on the amenity of neighbouring occupiers, however it is not considered that this impact would result in detrimental harm to their amenity that would justify refusal of the application. Although the proposed level of parking does not meet the policy target established by DM8, having regard to the location of the site, public transport options and likely limited number of visitors to the site, it is considered that the proposed level of parking is adequate to serve the expanded facilities proposed without unacceptable impact to the highway network. Overall it is considered that the proposal is supportable in accordance with policies COR1, COR2 and COR17 of the Mid Devon Core Strategy (LP1), DM1, DM2, DM8 and DM27 of the Local Plan part 3 (Development Management Policies) and Government advice in the National Planning Policy Framework.

## **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.
3. There shall be no openings, including roof lights, provided within the east elevation, or the gable end of the west elevation, of the extension hereby approved unless otherwise agreed in writing by the Local Planning Authority.
4. The parking spaces as shown on the 'Block Plan - As Proposed' drawing number 1488.1-02 rev C shall be provided, retained and made available for vehicular parking at all times.

## **REASONS FOR CONDITIONS**

1. In accordance with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To protect the amenity of neighbouring occupiers in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).
4. To ensure sufficient parking facilities are retained within the site in accordance with policy DM8.

The Human Rights Act 1998 came into force on 2nd October 2000. It requires all public authorities to act in a way which is compatible with the European Convention on Human Rights. This report has been prepared in light of the Council's obligations under the Act with regard to decisions to be informed by the principles of fair balance and non-discrimination.



## Major Applications with no Decision

*Members are asked to note that some major applications will be dealt with under the delegation scheme. Members are also requested to direct any questions about these applications to the relevant case officer. It was resolved at the meeting of Planning Committee on 21st March 2018 that with the exception of small scale proposals, applications for ground mounted solar PV arrays recommended for approval be brought before the Committee for determination.*

Item No.	Weeks	TARGET DATE	REFVAL	PROPOSAL	LOCATION	NAME	Expected Decision Level	
							Delegated	Committee
1	1	07/09/2019	19/00928/MFUL	Erection of buildings incorporating employment (B1/B2/B8) with associated infrastructure, including estate roads, drainage, public open space and incidental landscaping	Land at NGR 305390 112177 (Hitchcocks Business Park) Uffculme Devon	Mrs Alison Fish	DEL	
2	8	25/07/2019	19/00718/MOUT	Outline for the erection of 28 dwellings	Land at NGR 270904 112818(The Barton) Belle Vue Chawleigh Devon	Mr Adrian Devereaux	DEL	DEL
3	11	03/07/2019	19/00384/MFUL	Change of use of land from Sui Generis to B8 Storage for the siting of 133 storage containers and 8 Portacabin offices, caravan/motorhome storage, erection of 2.4m high fencing, 3 4.00m high security cameras on steel posts and associated landscaping works	Quad World Bradninch Exeter Devon EX5 4LB	Mr Daniel Rance	DEL	COMM
	13	19/06/2019	19/00413/MOUT	Outline for the erection of up to 37 dwellings with associated vehicular and pedestrian access	Land at NGR 295599 122818 (North of Frog Street) Bampton Devon	Miss Lucy Hodgson	DEL	COMM
5	14	11/06/2019	19/00075/MFUL	Erection of an agricultural educational/training facility to include demolition of farm buildings; erection of 5 buildings comprising of 20 residential apartments for service users; alterations to convert existing buildings to create classrooms and office suites; formation of an access track and overspill car park	Land and Buildings at NGR 286791 113761 (Kelly Farm) Nomansland Devon	Mr Adrian Devereaux	DEL	COMM
6	14	11/06/2019	19/00362/MFUL	Erection of 2 replacement chicken sheds (3075sqm)	Ladylands Farm Staple Cross Hockworthy Devon TA21 0NH	Mr Daniel Rance	DEL	DEL
7	15	05/06/2019	19/00210/MFUL	Demolition of buildings and erection of 18 dwellings and associated works, including vehicular access, garages, parking and landscaping	36 Post Hill Tiverton Devon EX16 4ND	Mrs Christie McCombe	DEL	COMM

<i>Item</i> <i>No.</i>	<i>Weeks</i>	<i>TARGET DATE</i>	<i>REFVAL</i>	<i>PROPOSAL</i>	<i>LOCATION</i>	<i>NAME</i>	<i>Expected Decision Level</i>	
							<i>Delegated</i>	<i>Committee</i>
8	15	31/05/2019	19/00364/MARM	Reserved Matters application, pursuant to Outline application 15/01332/MOUT, for employment development of up to 5,256m2 of B1, 2,651m2 of B2 and 4,919m2 of B8 units together with internal access roads, parking and associated infrastructure	Land at NGR 303681 111677 (North Of Mid Devon Business Park) Muxbeare Lane Willand Devon	Ms Naomi Morgan	DEL	DEL
9	21	24/04/2019	19/00118/MOUT	Outline for the erection of up to 105 dwellings, associated landscaping, public open space and allotments together with vehicle and pedestrian access from Siskin Chase and pedestrian access from Colebrooke Lane	Land at NGR 301216 106714 (West of Siskin Chase) Colebrooke Lane Cullompton Devon	Mrs Alison Fish	DEL	COMM
10	23	10/04/2019	19/00038/MOUT	Outline for a mixed use development of approximately 40 dwellings, 600 sq. m. of B1 employment space, public open space, access, and associated works, following demolition of existing poultry sheds	Land and Buildings at NGR 314051 113316 (Culmbridge Farm) Culmbridge Road Hemyock Devon	Mrs Alison Fish	DEL	COMM
11	26	15/03/2019	18/02019/MOUT	Outline for the erection of up to 20 dwellings and associated access	Land at NGR 295508 103228 (Silverdale) Silverton Devon	Miss Lucy Hodgson	DEL	COMM
12	29	26/02/2019	18/01935/MFUL	Erection of 2-storey GP Practice	Land at NGR 284429 99439 Joseph Locke Way Crediton Devon	Mr Adrian Devereaux	DEL	COMM
13	30	20/02/2019	18/01814/MFUL	Change of use of agricultural land for the siting of 6 holiday lodges and alterations to existing access	Land at NGR 299541 113262 Crown Hill Halberton Tiverton Devon	Mrs Alison Fish	DEL	COMM
14	31	12/02/2019	18/01634/MFUL	Erection of 19 dwellings (6 affordable)	Land at NGR 310020 113953 Linhay Close Culmstock Devon	Mrs Alison Fish	COMM	COMM
15	36	08/01/2019	18/01711/MFUL	Formation of an open clamp (4630m2) for the storage of silage and provision of new access	Land and Buildings at NGR 288069 117081 (Gibbet Moor Farm) Rackenford Devon	Mr Oliver Dorrell	DEL	COMM
16	43	22/11/2018	18/00742/MOUT	Outline for the erection of 8 industrial units, access road, with parking and recycling areas	Land at NGR 284328 100184 Commonmarsh Lane Lords Meadow Industrial Estate Crediton Devon	Mr Adrian Devereaux	DEL	
17	49	09/10/2018	18/01091/MOUT	Outline for the erection of up 10 dwellings including alterations to existing vehicular and pedestrian access	Land at NGR 300172 112650 West of Fishers Way Pethertons Halberton Devon	Mrs Alison Fish	DEL	DEL

<i>Item</i>							<i>Expected Decision Level</i>	
<i>No.</i>	<i>Weeks</i>	<i>TARGET DATE</i>	<i>REFVAL</i>	<i>PROPOSAL</i>	<i>LOCATION</i>	<i>NAME</i>	<i>Delegated</i>	<i>Committee</i>
18	55	29/08/2018	18/00786/MOUT	Outline for the erection of up to 65 dwellings, public open space, ancillary works and associated infrastructure, including access	Land at NGR 282727 100936 Higher Road Crediton Devon	Mr Adrian Devereaux	COMM	COMM
19	59	01/08/2018	18/00680/MFUL	Extension and re-landscaping of car park, and alterations to hole 10 fairway and hole 12 tee and fairway	Land at NGR 284947 98978 (Downes Crediton Golf Course) Hookway Devon	Mr Adrian Devereaux	DEL	DEL
20	62	12/07/2018	18/00518/MFUL	Erection of 40 dwellings, conversion of barns to 7 dwellings, formation of new accesses and car parking areas, with associated works including access and landscaping	Halberton Court Farm High Street Halberton Tiverton Devon EX16 7AW	Mr Daniel Rance	DEL	COMM
21	64	27/06/2018	18/00504/MOUT	Outline for the erection of 2 dwellings	Land at NGR 307538 116626 (North of Town Farm) Burlescombe Devon	Mr Adrian Devereaux	COMM	COMM
22	64	27/06/2018	18/00414/MFUL	Erection of extension to brewery to include alterations to provide additional restaurant/bar floorspace, amended entrance arrangements and outdoor dining area, and erection of 11 holiday lodges	Yellow Hammer Brewing Limited Hanlons Brewery Hill Farm Newton St Cyres Devon	Miss Helen Govier	COMM	COMM
23	73	24/04/2018	17/01904/MFUL	Change of use and refurbishment of house to hotel and spa with 24 letting rooms, Piazza garden, 36 letting rooms in Pavilion (60 letting rooms in total) with Botanical Gardens, restoration of walled garden with new orchard and amphitheatre, erection of 7 detached dwellings, all associated car parking and erection of bat house	Blackborough House Blackborough Cullompton Devon EX15 2HJ	Mr Daniel Rance	COMM	COMM
24	76	03/04/2018	17/02020/MFUL	Erection of building comprising 44 retirement apartments with associated communal lounge, manager's office, guest suite, rechargeable electric buggy store, car parking, sub-station, and landscaping	Astra Printing and Crown Works Site Willand Road Cullompton Devon EX15 1AP	Mrs Alison Fish	COMM	COMM
25	93	04/12/2017	17/01359/MOUT	Outline for the erection of 60 dwellings and construction of new vehicular access onto highway to the West of the site	Land and Buildings at NGR 302469 114078 Higher Town Sampford Peverell Devon	Mr Daniel Rance	COMM	COMM
26	96	05/12/2017	17/01346/MOUT	Outline hybrid planning application for the erection of 200 dwellings together with associated infrastructure and public open space and Full permission for portion of Link Road (land comprising southern portion of Phase 1 of North West Cullompton Urban Extension)	Land at NGR 301536 107900 North of Tiverton Road Cullompton Devon	Ms Tina Maryan	COMM	COMM

<i>Item</i>							<i>Expected Decision Level</i>	
<i>No.</i>	<i>Weeks</i>	<i>TARGET DATE</i>	<i>REFVAL</i>	<i>PROPOSAL</i>	<i>LOCATION</i>	<i>NAME</i>	<i>Delegated</i>	<i>Committee</i>
27	98	22/11/2017	17/01178/MFUL	Erection of 200 dwellings, formation of new access, provision of phase of link road, primary school site, open space, landscaping and associated works	Land at NGR 302103 108277 (West Of Willand Road) Cullompton Devon	Ms Tina Maryan	COMM	COMM
28	100	03/11/2017	17/01170/MOUT	Outline application for the erection of up to 200 dwellings, together with associated infrastructure and other works, including vehicular access, on land comprising northern portion of Phase 1 of the North West Cullompton Urban Extension	Land at NGR 302186 108607 North of Rull Lane and to The West of Willand Road Cullompton Devon	Ms Tina Maryan	COMM	COMM
29	119	05/06/2017	17/00348/MOUT	Residential development of up to 257 dwellings and upto 5 Gypsy and Traveller pitches; 8.6 hectares of land made available to facilitate the relocation of Crediton Rugby Club; up to 1.1 hectares of land safeguarded for the delivery of a primary school; access arrangements from A3072 (Exhibition Way); pedestrian and cycle access on to Pounds Hill/Stonewall Cross junction, Old Tiverton Road and Pedlerspool Lane; landscaping and area of public open space; and other associated infrastructure and engineering operations	Land at NGR 284185 101165 (Creedy Bridge) Crediton Devon	Mr David Green	COMM	COMM
30	137	01/02/2017	16/01707/MOUT	Outline for the erection of 41 dwellings and formation of vehicular access	Land at NGR 295527 113644 (South Of Lea Road) Tiverton Devon	Ms Tina Maryan	COMM	COMM

## LIST OF APPEAL DECISIONS FROM 21 May 2019 to 19 June 2019

Application No	Description	Location	Officer Recommendation	Committee or Delegated	Decision	Appeal Type	Inspector Decision
18/00964/MOUT	Outline for the erection of 15 dwellings, access, and associated works	Land at NGR 306177 116745 (Moor Lane) Westleigh Devon	Refuse permission	Delegated Decision	Refuse permission	Written Representations	Appeal Dismissed
18/00939/PNCOU	Prior Notification for the change of use of an agricultural building to dwelling (Class C3) under Class Q	Land and Buildings at NGR 309121 117584 (Henegar Farm) Red Ball Devon	Not Permitted Development	Delegated Decision	Not Permitted Development	Written Representations	Appeal Allowed
18/01281/PNCOU	Prior notification for the change of use of agricultural barn to dwelling under Class Q	Land and Buildings at NGR 288969 101209 (West Efford Farm) Efford Shobrooke Devon	Not Permitted Development	Delegated Decision	Not Permitted Development	Written Representations	Appeal Dismissed

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