

# Public Document Pack

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## MID DEVON DISTRICT COUNCIL

### PLANNING COMMITTEE

**A MEETING** of the **PLANNING COMMITTEE** will be held at Phoenix Chamber, Phoenix House, Tiverton on Wednesday, 25 September 2019 at 2.15 pm

#### **STEPHEN WALFORD**

Chief Executive  
17 September 2019

***This meeting will be audio recorded***

**Councillors:** Mrs F J Colthorpe (Chairman), Mrs C P Daw, Mrs C Collis, R F Radford, E J Berry, L J Cruwys, S J Clist, F W Letch, E G Luxton, D J Knowles 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**  
Members to consider whether to approve the minutes as a correct record of the special meeting held on 18<sup>th</sup> September 2019 (to follow).
- 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 3 - 8*)  
To consider the planning applications contained in the list.
- 8      **MAJOR APPLICATIONS WITH NO DECISION** (*Pages 9 - 12*)  
List attached for consideration of major applications and potential site visits.
- 9      **APPEAL DECISIONS** (*Pages 13 - 14*)  
To receive for information a list of recent appeal decisions.

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 Mayoralty Room on the first floor of the Town Hall or the Exe Room in Phoenix House 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

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

Public Wi-Fi is available in all meeting rooms.

## PLANNING COMMITTEE AGENDA - 25th September 2019

### Applications of a non-delegated nature

<u>Item No.</u>	Description
01.	19/01160/FULL - Siting of a storage container at Mid Devon District Council, Unit 3, Carlu Close. <b>RECOMMENDATION</b> Grant permission subject to conditions.

Application No. 19/01160/FULL

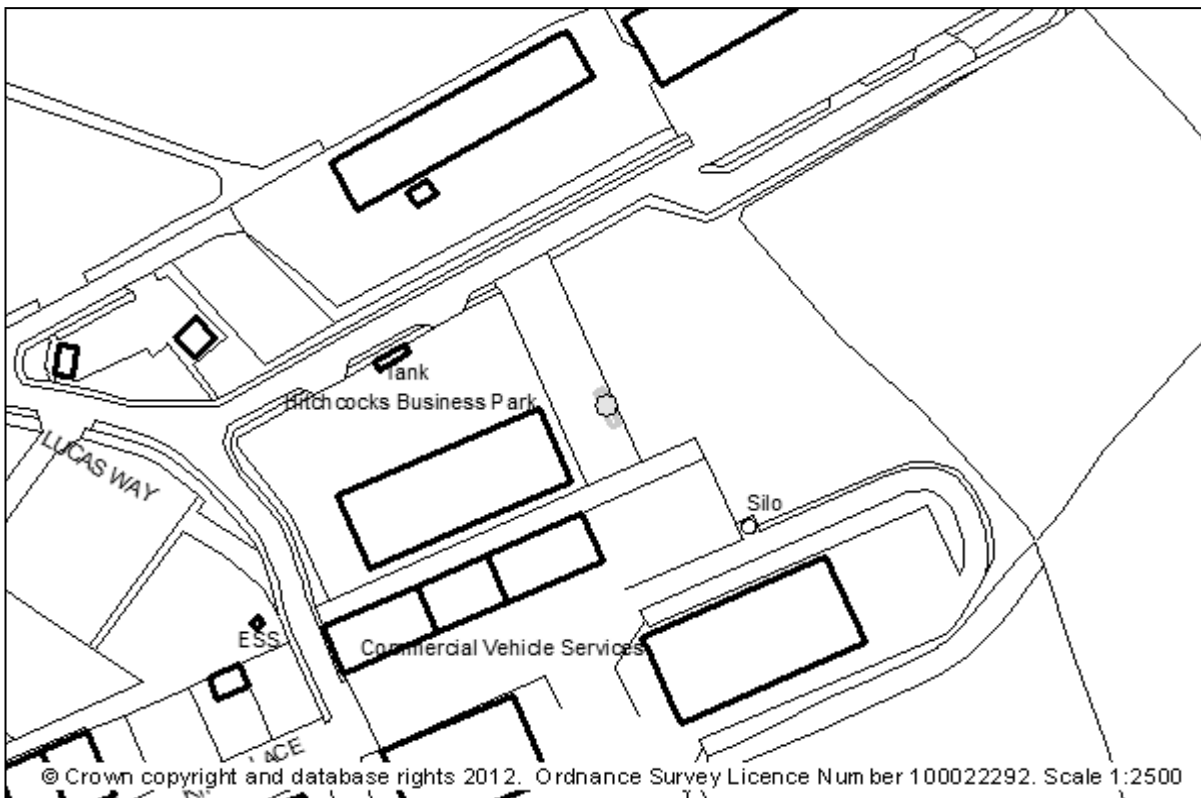
Grid Ref: 305081 : 112318

Applicant: Mr Paul Ford, Mid Devon District Council

Location: Mid Devon District Council  
Unit 3  
Carlu Close  
Hitchcocks Business Park

Proposal: Siting of an open fronted storage building

Date Valid: 19th July 2019



## **APPLICATION NO: 19/01160/FULL**

Occupation of site by MDDC waste unit

## **RECOMMENDATION**

Grant permission subject to conditions

## **PROPOSED DEVELOPMENT**

Mid Devon District Council's Grounds Maintenance team is currently based at 3 Carlu Close having moved to this site from Park Nursery Depot Tiverton.

Siting of a storage container measuring 12m x 2.58m x 2.58m (H). The container will be clad in box profile sheeting, and is to be coloured to match that of the other containers on site also operated by MDDC.

## **APPLICANT'S SUPPORTING INFORMATION**

Plans  
Photo of example  
Manufacturer details

## **RELEVANT PLANNING HISTORY**

14/01310/MFUL - PERMIT date 12th May 2015

Change of use of agricultural buildings for B1/B2/B8 commercial use, the demolition of agricultural buildings and the erection of replacement B1/B2/B8 commercial buildings, the use of The Forge and Unit 11 for B1/B2 and B8 commercial use, the provision of associated landscaping, yard areas and infrastructure

17/00097/DCC - DCCGNT date 28th March 2017

DCC/3939/2016 - County Matter application for change of use of existing building from commercial use to a waste transfer station for municipal waste

17/00135/FULL - PCO date

Variation of conditions (2) and (13) of planning permission 14/01310/MFUL to allow substitute plans, change foul drainage disposal to private treatment plants instead of mains drainage and to revise internal road and footpath layout

17/01362/DCC - DCCGNT date 20th September 2017

DCC/4016/2017 County Matter Planning Application for the Installation of weighbridge and erection of weighbridge control room, water storage tank and pump room

18/00302/FULL - PERMIT date 20th April 2018

Change of use from car park to storage (Class B8) and installation of weighbridge and control room at Carlu Close and change of use of land to car park on land adj Lucas Yard

19/00435/FULL - PERMIT date 6th June 2019

Siting of a storage container

## DEVELOPMENT PLAN POLICIES

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

COR18

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

DM2 – High quality design

DM8 – Parking

DM20 – Rural employment development

## CONSULTATIONS

Highway Authority - 29.07.19

No Comments

Halberton Parish Council comments to follow

## REPRESENTATIONS

None received at date of report

## MATERIAL CONSIDERATIONS AND OBSERVATIONS

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

Principle of development

Access and parking

Traffic movements

Visual Impact

Drainage

1. Principle of development.

Policy COR18 of the Mid Devon Core Strategy (Local Plan part 1) seeks to control development outside defined settlement boundaries but permits appropriately scaled employment development. Policy DM20 of the Mid Devon Development Management Policies (Local Plan part 3) considers countryside locations, where planning permission will be granted for new-build employment development or expansion of existing businesses, provided that the development is of an appropriate use scale for its location.

**a)The development would not lead to an unacceptable impact on the Local road network.**

There will be no substantive increase in traffic generation associated with the application, as such the proposed will not lead to any impacts to the highway network.

**b)There would not be an unacceptable adverse impact to the character and appearance of the countryside; and**

The site is well enclosed and surrounded by existing buildings. The scale, mass and appearance of the proposed will have only a negligible impact on the setting.

**c)There are insufficient suitable sites or premises in the immediate area to meet the needs of the proposal.**

The proposed site is considered to be the most appropriate location for the proposed storage container to serve the main building and is to improve facilities to serve an existing employment use.

## 2. Access and parking.

Policy DM2 and DM8 consider the need for suitable access and parking facilities associated with this application.

The proposed development will be served by the existing main site access and internal road infrastructure. The proposed materials include compacted stone for storage container within the grounds maintenance depot. The Highway Authority has no comments to make. The proposal will not decrease parking provision on the site and is considered to be in accordance with policies DM2 and DM8 of the Mid Devon Local Plan Development Management Policies (Local Plan part 3).

## 3. Traffic movements from the site.

Policy DM2 considers High Quality design and the need to create a safe and accessible place that also encourages sustainable modes of transport. The site is close to the main bus routes with appropriate connectivity to these routes. However there will be no increase in the traffic movements as the grounds maintenance are already operating from the site, and there is to be no additional items or requirement to increase movements.

## 4. Visual impact.

Policy DM2 also considers the proposal may have in terms of its impact on the local character, the proposed new container will be very modest in scale and in this location will have minimal visual impact and will be seen in context of the much larger buildings around the site. There will be no discernible impacts on the surrounding countryside.

## 5. Drainage.

The proposed will drain into the existing system which has sufficient capacity to deal with the very small potential increase in surface water.

## **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 external appearance of the building is to match in appearance and colour that of the existing container on site.

## **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 ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Local Plan Part 3 (Development Management Policies) DM2.

## **REASON FOR GRANT OF CONSENT**

The planning application site is located within an established Business Park and the proposed development is complementary to and will be used in association with an existing Waste and Recycling Centre. Development will have no significant adverse impact on interests of relevance to planning, including landscape and visual amenity, highway safety, local residents, the environment and ecology, drainage and flood risk. As such the proposal is considered to comply with policies COR18 of the Mid Devon Core Strategy (Local Plan part 1), DM2, DM8, DM20 of the Mid Devon Local Plan part 3 (Development Management Policies) 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.



## 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	4	13/11/2019	19/01344/MARM	Reserved Matters for the erection of 16 dwellings with formation of access and associated works following Outline approval 17/00106/MOUT	Land at NGR 306965 113252 (North of Belle Vue) Ashley Road Uffculme Devon	Mr David Green	DEL	DEL
2	7	18/10/2019	19/01132/MFUL	Erection of 20 dwellings with associated access, parking and landscaping	Land at NGR 283153 99974 Barn Park Crediton Devon	Mr Adrian Devereaux	DEL	COMM
3	8	17/10/2019	19/01167/MOUT	Outline for the erection of up to 37 dwellings with associated vehicular and pedestrian access (Revised Scheme)	Land at NGR 295599 122818 (North of Frog Street) Bampton Devon	Miss Lucy Hodgson	DEL	COMM
4	13	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 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	COMM	COMM
5	20	25/07/2019	19/00718/MOUT	Outline for the erection of 26 dwellings	Land at NGR 270904 112818(The Barton) Belle Vue Chawleigh Devon	Mr Adrian Devereaux	DEL	COMM
6	23	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
7	25	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

<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>
8	27	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
9	33	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	35	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	38	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	42	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
13	43	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
14	48	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
15	61	09/10/2018	18/01091/MOUT	Outline for the erection of up to 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
16	74	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
17	76	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

<i>Item 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>
18	85	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
19	88	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
20	108	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
21	110	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
22	112	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
23	131	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

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## LIST OF APPEAL DECISIONS FROM 14 August 2019 to 11 September 2019

Application No	Description	Location	Officer Recommendation	Committee or Delegated	Decision	Appeal Type	Inspector Decision
19/00261/PIP	Permission in Principle for the erection 1 dwelling	Land at NGR 277066 93576 (Fairview) Cheriton Bishop Devon	Refuse permission in principle	Delegated Decision	Refuse permission	Written Representations	Appeal Allowed
18/00175/MOUT	Outline for the erection of upto 125 dwellings with public open space and associated infrastructure	Land at NGR 303288 110467 Adj Meadow Park Silver Street Willand Devon	Subject to the provision of a S106 Com	Committee Decision	Refuse permission	Written Representations	Allow with Conditions
18/01339/PNCOU	Prior notification for the change of use of agricultural building to dwelling under Class Q	Land and Buildings at NGR 283737 103454 Hellions Barton Upton Hellions Devon	Not Permitted Development	Delegated Decision	Not Permitted Development	Written Representations	Appeal Allowed
19/00140/OUT	Outline application for the replacement of an existing lawful mobile home on the site with a permanent dwelling	The Mobile Home Mill Ash Farm Shobrooke Crediton Devon EX17 1AH	Refuse permission	Delegated Decision	Refuse permission	Written Representations	Appeal Dismissed

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