

Committee Administrator  
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**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 on Wednesday, 6 July 2016 at 2.15 pm

The next ordinary meeting of the Committee will take place on Wednesday, 3 August 2016 at 2.15 pm in the Phoenix Chamber, Phoenix House, Tiverton

**STEPHEN WALFORD**  
Chief Executive  
28 June 2016

**Councillors:** Mrs H Bainbridge, Mrs F J Colthorpe, R J Dolley, P J Heal, D J Knowles, F W Letch, B A Moore, R F Radford, J D Squire, R L Stanley and Mrs C Collis

**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 MINUTES OF THE PREVIOUS MEETING (Pages 5 - 22)**

To receive the minutes of the previous meeting (attached).

**4 CHAIRMAN'S ANNOUNCEMENTS**

To receive any announcements the Chairman may wish to make.

**5 APPLICATION 15/01034/MFUL - ERECTION OF A 500KW ANAEROBIC DIGESTER AND ASSOCIATED WORKS WITH 4**

**SILAGE CLAMPS. REVISED SCHEME TO INCLUDE THE CHANGE OF ORIENTATION OF THE LAYOUT AND INSTALLATION OF 2 DRIERS AT LAND AT NGR 299621 112764 (RED LINHAY) CROWN HILL, HALBERTON** *(Pages 23 - 184)*

To consider a report of the Head of Planning and Regeneration regarding this application which had been deferred from the previous meeting for further consideration of conditions.

6 **ENFORCEMENT LIST** *(Pages 185 - 212)*

To consider the items contained in the Enforcement List.

7 **DEFERRALS FROM THE PLANS LIST**

To report any items appearing in the Plans List which have been deferred.

8 **THE PLANS LIST** *(Pages 213 - 234)*

To consider the planning applications contained in the list.

9 **THE DELEGATED LIST** *(Pages 235 - 256)*

To be noted.

10 **MAJOR APPLICATIONS WITH NO DECISION** *(Pages 257 - 258)*

List attached for consideration of major applications and potential site visits.

11 **APPEAL DECISIONS** *(Pages 259 - 262)*

To receive for information a list of recent appeal decisions.

12 **APPLICATION 16/00180/FULL - ERECTION OF 2 DWELLINGS FOLLOWING DEMOLITION OF EXISTING DWELLING (REVISED SCHEME) AT 19 EXETER ROAD, SILVERTON** *(Pages 263 - 272)*

To receive a report of the Head of Planning and Regeneration regarding this application which had been deferred from the previous meeting to allow for a site visit by the Planning Working Group to take place.

13 **APPLICATION 05/02315/OUT - OUTLINE APPLICATION FOR THE ERECTION OF AN AGRICULTURAL WORKER'S DWELLING (RESUBMISSION) AT LAND AT NGR 316000 114353 (ADJ. SHALOM), CALLER'S LANE, CLAYHIDON** *(Pages 273 - 274)*

To receive a report of the Head of Planning and Regeneration regarding a change to the S106 agreement to substitute parcels of land.

14 **APPLICATION 14/00881/MOUT - OUTLINE APPLICATION FOR A MIXED USE DEVELOPMENT COMPRISING UP TO 700 DWELLINGS, 22,000 SQUARE METRES OF B1/B8 EMPLOYMENT LAND, CARE**

**HOME, PRIMARY SCHOOL AND NEIGHBOURHOOD CENTRE WITH ASSOCIATED ACCESS INCLUDING A LEFT IN LEFT OUT JUNCTION ON THE WESTBOUND A361 AND ACCESS AND EGRESS ONTO BLUNDELLS ROAD AT LAND EAST OF TIVERTON, SOUTH OF A361, AND BOTH NORTH AND SOUTH OF BLUNDELLS ROAD, UPLOWMAN ROAD, TIVERTON** (*Pages 275 - 284*)

To receive a report of the Head of Planning and Regeneration regarding a proposed change to the previous Committee resolution arising through discussions over the S106 Agreement.

- 15 **APPLICATION 13/01616/MOUT - OUTLINE FOR THE DEVELOPMENT OF UP TO 330 DWELLINGS TOGETHER WITH PUBLIC OPEN SPACE, ASSOCIATED INFRASTRUCTURE AND OTHER WORKS INCLUDING VEHICULAR ACCESS, PEDESTRIAN/CYCLE LINKS AND HIGHWAY IMPROVEMENTS AT LAND AT NGR 298671 113603, UPLOWMAN ROAD, TIVERTON** (*Pages 285 - 290*)

To receive a report of the Head of Planning and Regeneration in light of ongoing negotiations over this application post Committee, to consider several proposed amendments to the draft S106 and planning conditions as a result.

- 16 **PROCEDURES FOR DEALING WITH REQUESTS TO VARY OR DELETE PRE-EXISTING PLANNING OBLIGATIONS (S106 AGREEMENTS)** (*Pages 291 - 294*)

Report of the Head of Planning and Regeneration to amend the way in which proposals to vary or delete planning obligations are dealt with in light of recent requests and to respond to changes introduced by the Government.

**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.