

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, Tiverton on Wednesday, 19 April 2017 at 2.15 pm

The next ordinary meeting of the Committee will take place on Wednesday, 17 May 2017 at 2.15 pm in the Phoenix Chamber, Phoenix House, Tiverton

STEPHEN WALFORD
Chief Executive
7 April 2017

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

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 - 30*)

To receive the minutes of the previous meeting.

4 CHAIRMAN'S ANNOUNCEMENTS

To receive any announcements the Chairman may wish to make.

5 **ENFORCEMENT LIST** (*Pages 31 - 38*)

To consider the items contained in the Enforcement List.

6 **DEFERRALS FROM THE PLANS LIST**

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

7 **THE PLANS LIST** (*Pages 39 - 100*)

To consider the planning applications contained in the list.

8 **THE DELEGATED LIST** (*Pages 101 - 118*)

To be noted.

9 **MAJOR APPLICATIONS WITH NO DECISION** (*Pages 119 - 122*)

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

10 **14/00604/MFUL - PROPOSED DELETION OF PLANNING CONDITIONS 12, 16, 17, 18, 19 UNDER PLANNING APPLICATION 14/00604/MFUL FOR ERECTION OF CARE HOME AND 12 APARTMENTS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING, FOLLOWING DEMOLITION OF EXISTING HOSPITAL BUILDINGS (REVISED SCHEME) - POST HILL NURSING HOME 36 POST HILL, TIVERTON, DEVON** (*Pages 123 - 160*)

To receive a report of the Head of Planning and Regeneration considering amendments to the conditions to be imposed under planning application reference 14/00604/MFUL prior to the decision notice being issued.

11 **APPLICATION 17/00136/MOUT - OUTLINE FOR THE ERECTION OF UP TO 60 DWELLINGS AND MEANS OF ACCESS (REVISED SCHEME) - LAND AND BUILDINGS AT NGR 277550 102582 (EAST OF DULINGS FARM) COPPLESTONE** (*Pages 161 - 196*)

To receive a report of the Head of Planning and Regeneration regarding the application requesting Members to determine this new planning application following the refusal of an earlier application for 60 dwellings on this site.

12 **APPLICATION 16/01362/FULL - CONVERSION OF 5 REDUNDANT AGRICULTURAL BUILDINGS TO 5 DWELLINGS LAND AND BUILDINGS AT NGR 279371 101700 (SPENCECOMBE) CREDITON,** (*Pages 197 - 208*)

To receive a report of the Head of Planning and Regeneration with regard to this application that was deferred from the previous meeting to

allow for a site visit by the Planning Working Group to take place (notes of site visit to follow).

- 13 **PROPOSED DELETION OF TREE PRESERVATION ORDER 06/00016/TPO AND REPLACEMENT WITH 11 SEPARATE TREE PRESERVATION ORDERS TO COVER THE SAME TREES AT HOWDEN COURT, AUBYNS WOOD AVENUE, LITTLE HOWDEN, HOWDEN HAYES, HOWDEN HOUSE, AUBYNS WOOD RISE AND UPPER HOWDEN, TIVERTON, DEVON** *(Pages 209 - 246)*

To receive a report of the Head of Planning and Regeneration regarding Tree Preservations Orders in the Howden Court Area.

- 14 **PLANNING PRODUCTIVITY REVIEW** *(Pages 247 - 266)*

To receive a report of the Head of Planning and Regeneration (deferred from the previous meeting) updating the Planning Committee on the recent assessment of productivity in the Planning Service.

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

Public Wi-Fi is available in all meeting rooms.