

Public Document Pack

MID DEVON DISTRICT COUNCIL

MINUTES of a **MEETING** of the **PLANNING COMMITTEE** held on 19 April 2017 at 2.15 pm

Present 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

Also Present Councillor(s)

D R Coren, Mrs J Roach and N A Way

Present Officers:

Jenny Clifford (Head of Planning and Regeneration), Tina Maryan (Area Planning Officer), Simon Trafford (Area Planning Officer), Lucy Hodgson (Area Planning Officer), Paul Dadson (Conservation Officer) and Sarah Lees (Member Services Officer)

162 **APOLOGIES AND SUBSTITUTE MEMBERS**

There were no apologies for absence.

163 **PUBLIC QUESTION TIME (00:01:18)**

Ken Warren spoke in relation to item 11 on the agenda, Dulings Farm, Coplestone, and asked the following questions:

1. Could the planning officer confirm what consideration has been made to excessive growth of Coplestone in recent years and the cumulative effect, when Coplestone was highlighted as needing 30 houses in the current local plan, and today will decide on 40 for the old Abattoir site and 60 for the Dulings site?
2. Could you confirm that this site is not included in the recently submitted Local Plan, is outside of the village boundary and despite being put forward and considered on numerous occasions in the past, has never been accepted as a sustainable site for housing?

Helen Olsson, also speaking in relation to Dulings Farm asked the following:

1. Why did the developer, once again, not seek community consultation before submitting this duplicate application, despite there being evident flaws, errors and huge public concern with the previous application?

2. Hasn't the developer submitted exactly the same Flood Risk Assessment, which still does not satisfactorily demonstrate that surface water can be controlled and discharged to the Salix Stream channel without resulting in unacceptable flood risk downstream, which was a key reason for your rejection of the last application?

Again, in relation to Dulings Farm, Alice Fraser asked:

1. Could the officer please explain in more detail how a large HGV turning into Elston Lane from the A377 and meeting a tractor or lorry coming down Elston Lane, could safely manoeuvre around the proposed new junction without being forced to reverse onto the A377? Particularly when the 'realignment' of Elston Lane means that the junction onto the lane from the A377 will be narrower, sharper and without passing place, than it is currently.
2. Could the Planning Officer please explain what is the difference in this application compared to the one discussed in January – particularly on sustainability, cumulative impact, neighbourhood consultation and flooding, which may cause the committee members to reach a different decision?

The Chairman indicated that the questions would be dealt with when item 11 was discussed.

164 **MINUTES OF THE PREVIOUS MEETING (00:05:50)**

Subject to an amendment to Minute 158 Notes (ii) removing reference to Cllr R L Stanley and replacing with Cllr C R Slade, the minutes of the meeting held on 29 March were approved as a correct record and signed by the Chairman.

165 **CHAIRMAN'S ANNOUNCEMENTS (00:07:20)**

The Chairman had no announcements to make.

166 **ENFORCEMENT LIST (00:09:03)**

Consideration was given to the cases in the Enforcement List *.

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

Arising thereon:

- a) No. 1 in the Enforcement List (***Enforcement Case ENF/17/00066/LB – Listed building in a poor state of repair – Manor House Hotel, Fore Street, Cullompton.***)

The Head of Planning and Regeneration outlined the contents of the report by way of photographs showing water ingress and failing render on the outside of the building. Discussions had been ongoing with the owner and scaffolding erected for the protection of the public. She explained the previous enforcement history of the site.

Consideration was given to the continued deterioration of the building and its impact, the various other buildings owned by the same person within Cullompton was noted with concern also being expressed over their condition.

RESOLVED that the Legal Services Manager be given delegated authority to take any appropriate legal action including the service of a notice or notices seeking the repair and redecoration of the exterior of the listed building. In addition, in the event of a failure to comply with any notice served to authorise prosecution and/or direct action.

(Proposed Cllr Mrs H Bainbridge and seconded by Cllr R J Dolley)

Notes:

- (i) Councillor R J Dolley declared a personal interest as he knew the owner of the property;
- (ii) Cllr Iain Emmett from Cullompton Town Council spoke.

167 DEFERRALS FROM THE PLANS LIST (00:20:38)

There were no deferrals from the Plans List.

168 THE PLANS LIST (00:20:45)

The Committee considered the applications in the plans list *.

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

- (a) No 6 on the Plans List ***(17/00323/FULL– Erection of 3 dwellings (revised scheme) – land at NGR 296643 113493 – adjacent to 37 Beech Road, Tiverton).***

RESOLVED that planning permission be granted subject to conditions as recommended by the Head of Planning and Regeneration and payment of a financial contribution of £2,700 towards the provision of public open space.

(Proposed by the Chairman)

Notes:

- (i) Cllr R L Stanley declared a personal interest as the Cabinet Member for Housing and indicated that he wished to abstain from voting;
- (ii) Cllr Mrs F J Colthorpe declared a personal interest as the County Councillor for the area.

- (b) No 1 on the Plans List ***(16/001888/MOUT – Outline for the erection of up to 40 dwellings, formation of 64 space car park to service Coplestone Railway Station, public open space, vehicular access from Shambles Drive, pedestrian links and associated infrastructure – Land at NGR 276566 103177 (Old Abattoir Site (Shambles Drive), Coplestone.)***

The Area Planning Officer outlined the contents of the report by way of presentation showing photographs of the site in question which included the frontage arrangements on to the A377, views back towards the existing site and looking back towards the main village of Copplestone. Panoramic views across the site were also shown. The officer explained that pre-application discussions had taken place and a summary of the key issues was given. The requirement to provide 24% affordable housing was also confirmed.

Revised conditions on the update sheet were explained.

Consideration was given as to:

- The formula used by Devon County Council to allocate school places. It was explained that Devon County Council used a standard formula that was applied consistently across the whole of Devon.
- How the affordable housing percentage had been calculated.
- The provision of car parking spaces to serve the station being welcomed.
- Development would bring a much needed 'tidying up' of the site.

RESOLVED that planning permission be granted subject to conditions and the prior signing of the provision of a Section 106 Agreement to secure:

1. The delivery of 24 % affordable housing on-site, and the submission of an affordable housing delivery plan shall be submitted to and approved in writing by the local planning authority in advance of any reserved matters applications being submitted for formal consideration. The reserved matters submissions will be required to reflect the terms of the approved delivery plan.
2. A combined primary school and early years education contribution of £146,520.00 to be used to provide facilities within the Copplestone catchment area.
3. A secondary school contribution of £15,960.00 towards school transport to Queen Elizabeth's Academy Trust.
4. Specification for car park and transfer arrangements.

(Proposed by Cllr P J Heal and seconded by Cllr J D Squire)

Notes:

- (i) Cllrs P J Heal and Cllr D R Coren made declarations in accordance with the Protocol of Good Practice for Councillors in dealing with Planning matters as they were Ward Members and had been involved in discussions regarding the application. They also knew the landowner.
- (ii) Cllr R L Stanley requested that his vote against the decision be recorded.
- (iii) The following late information was reported:

Comments received 10th April 2017 - The development of the old abattoir site has been expected for some time, whilst I oppose any further development in our village the extra car parking proposed near Copplestone Railway Station will ease some of the congestion in the area. If we must have further development the use of an old industrial site is much preferred to the loss of valuable agricultural land.

I will support the application if it will stop any further major development in the village.

1. Edit to point 1 of Section 106 recommendation (page 3) as follows:

Affordable Housing: To ensure the delivery of 24 % affordable housing on-site, and the submission of an affordable housing delivery plan shall be submitted to and approved in writing by the local planning authority in advance of any reserved matters applications being submitted for formal consideration. The reserved matters submissions will be required to reflect the terms of the approved delivery plan.

Officer comment: This is to reflect the fact the application has been submitted in outline.

2. Remove clause 4 from the section 106 recommendation (page3) as set out below, to be replaced with the following two conditions with appropriate reasons as set out below in bold.

3. **Specification for layout of and ongoing maintenance provisions for the formal open space area and sustainable urban drainage scheme (SUDs).**

The details required to be submitted pursuant to condition 1 in terms of the landscaping details shall show not less than 1680 square metres of useable public open space, of which not less than 400 square metres shall be laid out as an informal play area. The approved details for all the public open space across the site shall be implemented in accordance with a phasing plan to be submitted to and approved by the local planning authority in writing prior to the construction of any dwellings on the site. The approved details shall be maintained as such thereafter.

Reason: To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).

The management and maintenance arrangements for all areas of open space across the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of any dwellings on the site. The approved management and maintenance arrangements shall be implemented in accordance with the agreed arrangements at all times thereafter.

Reason: To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).

Officer Comments: This is a better way of controlling the delivery and maintenance of the open space aspects with the SUDs elements already controlled by conditions 10 and 11 as set out in the report.

Page 5: One further representation in support of the application has been received since the report was written.

(c) No 2 on the Plans List ***(16/001898/MARM – Reserved matters in respect of appearance, landscaping, layout and scale following outline approval 14/00830/MOUT – land at NGR 284242 99827 (Wellparks) Exeter Road, Crediton)***

The Area Planning Officer outlined the contents of the report highlighting by way of presentation the topography of the site making reference to its size and the sloping nature. Improvements to pedestrian links and the footway to the A377 were explained. There had been considerable pre-application consultation and the previous concerns of the Committee had been taken into consideration. The range of materials proposed to be used was also described which were now much more traditional in style. The boundary treatments proposed were described which included a Devon hedge bank to protect adjacent farm buildings which had been a concern raised by Historic England and the Mid Devon Conservation Officer.

Photographs were shown illustrating various proposed elevations and site sections.

Consideration was given to:

- The enforcement measures needed to ensure the garages were used for car parking spaces only.
- It was felt that the revised mix of affordable housing types and tenure would be a benefit to the people of Crediton.

RESOLVED that planning permission be granted subject to conditions as recommended by the Head of Planning and Regeneration and:

- a deed of variation to the terms of the Section 106 agreement be agreed to allow for a revised mix in terms of affordable housing types and tenure from 97.5% affordable rent and 2.5% shared ownership to 50% affordable rent and 50% shared ownership and to include the following mix in terms of unit sizes.
- a revised mix in terms of units sizes of the affordable dwellings be agreed as follows: 6 one bed flats, 29 two bedroom houses, 14 three bedroom houses and 1 four bedroom house (total of 50).

(Proposed by Cllr R L Stanley and seconded by Cllr Mrs H Bainbridge)

Notes:

- (i) Cllrs H Bainbridge, Mrs Collis, Mrs F J Colthorpe, R J Dolley, P J Heal, D J Knowles, F W Letch, B A Moore, R F Radford, R L Stanley and J D Squire

made declarations in accordance with the Protocol of good practice for Councillors dealing in planning matters as they had all received correspondence regarding the application.

(ii) Mr Daniel Stephenson from Devonshire Homes spoke.

(iii) The following late information was reported:

Page 17: Amended plans were submitted and which are date stamped 27th March 2017 to reflect the proposed car parking arrangements as set out on drawing 0065 Rev.C

Officer Comments: It is the scope of the car parking provision as proposed on this plan that has been assessed and reported in the Report pack. No further comment and/or assessment required.

(d) No 3 on the Plans List (***17/00106/MOUT – Erection of 16 dwellings with access and associated works – land at NGR 306965 113252 (North of Belle Vue), Ashley Road, Uffculme***)

The Area Planning Officer outlined the contents of the report highlighting by way of presentation and photographs the site layout and proposals to provide terraced, semi-detached and detached properties. A scheme to minimise noise from the quarry was proposed.

Consideration was given to the site being outside the defined settlement boundary. However it was felt that the benefits of the scheme were considered to weigh in favour of approval in accordance with the National Planning Policy Framework as a whole.

RESOLVED that planning permission be granted subject to conditions as recommended by the Head of Planning and Regeneration and the prior signing of a Section 106 Agreement to secure:

1. 35% affordable housing (4 affordable dwellings on site);
2. Financial contributions towards primary and secondary education totalling £107,218;
3. A financial contribution towards provision of new multi-play, toddler and flat seat swings at Pathfields Play Area, Uffculme of £19,280.

(Proposed by Cllr P J Heal and seconded by Cllr Mrs H Bainbridge)

Note: Mr Russell Williams, the agent, spoke.

(e) No 4 on the Plans List (***17/00217/FULL – Erection of a polytunnels and field shelter – land at NGR 310932 109654 (The Shippens) Blackborough***).

The Area Planning Officer outlined the contents of the report highlighting by way of presentation the site in question, explaining that it was an area of agricultural land in an isolated position near Blackborough in the Blackdown Hills Area of Outstanding

Natural Beauty. The elevations and floor plan were shown as well as the proposed poly tunnel and field shed.

Consideration was given to:

- The benefits afforded to the existing residents with learning difficulties by engaging in these sorts of activities.
- The adult play equipment had not been authorised.
- The fruit and vegetables to be grown in the proposed poly tunnel would be consumed by the people living on site and would not be sold for commercial reasons.
- The need for a decision in relation to both the poly tunnel and field shed to be determined together and not separately.
- Whether an existing building on the site could be used to store camping equipment etc.
- The need for sensitivity in relation to this application.

RESOLVED that the application be deferred to allow officers to undertake further discussions with the applicant in order to discuss alternative storage solutions in lieu of the proposed storage building and for officers to enter into discussions in relation to the currently unauthorised play equipment and looking at alternative locations.

(Proposed by Cllr P J Heal and seconded by Cllr B A Moore)

Notes:

- (i) Mrs Jacqueline Hill, the applicant, spoke.
- (ii) The following late information was reported:

18th April 2017

Additional supporting information in the form of an email of support dated 13th April 2017 received by Mrs Hill from Dr Caroline Smith who is a psychiatrist working with the local Learning Disability Intensive Assessment and Treatment Team at Devon Partnership NHS Trust. The email sets out Dr Smiths support for the proposed facilities to be provided under this application (field shed and polytunnel) which would support the resident's mental and physical health.

(f) No 5 on the Plans List **(17/00318/FULL – Permanent retention of log cabin (caravan) – land at NGR 295221 103171 – (The Orchard), Great Pitt, Silverton).**

The Area Planning Officer outlined the contents of the report highlighting by way of presentation the application site and history. It was explained that the proposal to grant temporary permission for a period of three years would allow the applicant's business to establish a firmer footing. The accounts were showing promise and were not far from achieving what they needed to be successful.

Consideration was given to:

- The length of time it typically took to establish a successful business.

- Equestrian people often living in caravans.
- The need to be fair and reasonable but to make it clear that there could be no further extensions of temporary permission without evidence that the business was proving to be a success.
- Two years would allow for much clearer audited accounts.

RESOLVED that temporary planning permission be granted for a period of 2 years subject to conditions as recommended by the Head of Planning and Regeneration with the exception of Condition 1 to be amended to 2 years.

(Proposed by Cllr R F Radford and seconded by Cllr P J Heal)

Note: Cllr Mrs J Roach spoke as Ward Member.

169 **THE DELEGATED LIST (02:19:02)**

The Committee **NOTED** the decisions contained in the Delegated List *.

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

170 **MAJOR APPLICATIONS WITH NO DECISION (02:19:23)**

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

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

171 **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 (02:20:55)**

The Committee had before it a report of the Head of Planning and Regeneration regarding the above application.

The Area Planning Officer outlined the contents of the report stating that a S106 agreement had been signed and its content had resulted in condition 12 no longer being required. Also, following the issuing of a ministerial statement in March 2015 some planning policy requirements/development standards had been removed resulting in fewer planning conditions required. It was now proposed to delete planning conditions 12, 16, 17, 18 and 19.

RESOLVED that planning permission be granted subject to the signed S106 and a revised set of conditions as recommended by the Head of Planning and Regeneration.

(Proposed by the Chairman)

Notes-

- (i) Cllr D J Knowles declared a personal interest as he had had a lot to do with the area and previous planning application.
- (ii) *Report previously circulated copy attached to minutes.

172 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 (02:26:57)

The Committee had before it a report * of the Head of Planning and Regeneration regarding the above application.

The Area Planning Officer outlined the contents of the report stating that this was a new planning application following refusal of an earlier application. Five reasons had previously been given for this refusal. An appeal had been lodged by the applicant and a statement of case would need to be supplied by the local planning authority by the end of the week.

Aerial photographs were shown illustrating various boundaries and the location of the school in relation to the footpath and the community playing fields. A close up of the new junction arrangements was also provided.

In discussing the previous 5 reasons for refusal the officer explained that reason number 4 and 5 would be difficult to defend without any objection from the relevant statutory consultee and as such were not deemed to be as robust a pair of reasons as previously discussed, however, arguments could be made to continue to justify refusal of this application on reasons 1, 2 and 3.

In answer to the questions raised during Public Question Time it was stated that the Local Plan Review had established the Council's position with regard to the growth of Coplestone. It was confirmed that the site was outside the current settlement limit. He could not comment on why the developer had not sought community consultation before submitting this revised application but confirmed that they had not. He also confirmed that the same suite of documents had been submitted including the Flood Risk Assessment. He further confirmed that there were new proposed junction arrangements and showed the tracking plan that had been submitted and again reiterated the fact that Devon County's Highways Authority had endorsed these new junction arrangements. He confirmed that there were no significant difference between this and the previous application.

Consideration was given to:

- The way in which school places are allocated by Devon County Council.
- Resulting traffic problems if the application was approved.
- The lack of any change between the previous application and the new one.
- The site being outside the settlement limit.

RESOLVED that planning permission be further refused based upon the following reasons:

1. The application site is outside the current settlement limit boundaries of the village of Coplestone and is in the open countryside. Policy COR18 of the adopted Mid Devon Core Strategy (Local Plan Part 1) seeks to strictly control development outside settlement limits and a development in this location of the scale as proposed would not be permitted under criteria a - f of this adopted policy. Neither is the site proposed to be allocated for housing within the Councils Local Plan Review 2013 -2033. The applicant asserts that the Local Planning Authority cannot demonstrate that it has an adequate five year supply of housing land as required by the National Planning Policy Framework, and therefore Policy COR18 should be afforded limited weight and that the application should be determined against the provisions of Paragraph 14 of the National Planning Policy Framework. When tested against Paragraph 14 of the Framework the Local Planning Authority consider that the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole as well as being contrary to Policy COR1 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM1 of the Mid Devon Local Plan Part 3 (Development Management Policies).
2. The Local Planning Authority consider that the proposed unplanned development individually, and cumulatively together with the proposed development within the Local Plan Review for the village, would be out of scale with the size of the settlement of Coplestone to the detriment of its character and the general amenities of the village. For this reason the development would fail to meet the sustainable development principles required to be met by the National Planning Policy Framework and Policy COR1 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM1 of the Mid Devon Local Plan Part 3 (Development Management Policies).
3. The Local Planning Authority consider that the application proposal has not satisfactorily demonstrated that surface water from the development can be satisfactorily controlled and discharged to the Salix Stream channel without resulting in unacceptable flood risk downstream of the application site to the detriment of the amenities of the locality where there are already records of flooding concerns. On this basis the application is considered to be contrary to Policies COR1 and COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and Policies DM1 and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).

(Proposed by Cllr B A Moore and seconded by Cllr P J Heal)

Notes-:

- (i) Cllrs D R Coren, P J Heal and N A Way made declarations in accordance with the Protocol of Good Practice for Councillors in dealing with Planning matters as they had all received correspondence regarding the application and had attended parish council meetings where the matter had been discussed.

- (ii) Cllr R L Stanley declared a personal interest in that he had had prior involvement with the application and left the meeting for the duration of the discussion thereon.
- (iii) Helen Olsson, objector, spoke.
- (iv) Stuart Penny, Chairman of Copplestone Parish Council, spoke.
- (v) Cllr D R Coren spoke as Ward Member.
- (vi) Cllr N A Way spoke as County Councillor for the area.
- (vii) *Report previously circulated copy attached to minutes.

173 APPLICATION 16/01362/FULL - CONVERSION OF 5 REDUNDANT AGRICULTURAL BUILDINGS TO 5 DWELLINGS LAND AND BUILDINGS AT NGR 279371 101700 (SPENCECOMBE) CREDITON. (03:04:09)

The Committee had before it a report of the Head of Planning and Regeneration which had been deferred from the previous meeting so that a site visit could be made by the Planning Working Group.

The Conservation Officer outlined the contents of the report stating that the officers recommendation for refusal was based upon design, over use of the space as well as structural concerns and standard requirements regarding unilateral agreements. The main issues related to whether the application complied with policies DM11 and DM27. Photographs were shown illustrating the elevations concerned and the layout of the interiors. A key issue for the planning authority was in weighing up the balance of harm to heritage assets versus public benefit. It was further explained that officers had tried to reach an amicable agreement with the applicant but had been unsuccessful.

Consideration was given to:

- A site visit which had recently taken place.
- What was perceived to be the inappropriate use of the barns for agricultural use today.
- Whether or not there was sufficient car parking on site.
- The sensitivity of future design.

RESOLVED that planning permission be granted for the conversion of 5 redundant agricultural buildings to 5 residential dwellings subject to securing a S106 Agreement for £7,210 for public open space and £22,170 towards air quality mitigation measure contributions and that delegated authority to be given to the Head of Planning and Regeneration to draft a set of conditions.

Reason: It was felt that it made appropriate use of buildings not suitable for modern agricultural needs and secured their future. It provided new residential accommodation. Five units were considered to be acceptable and that the scheme

did not detract from the setting of the listing building and the parking provision was also felt to be acceptable.

(Proposed by Cllr P J Heal and seconded by Cllr R J Dolley)

(Vote: 6 for, 5 against)

Notes-:

- (i) Cllr P J Heal declared a personal interest as he had been at the Parish Council meeting where the application had been discussed. He also knew the land owner.
- (ii) Cllr F W Letch declared a personal interest as he knew some members of the family.
- (iii) Keith Garside, the agent, spoke.
- (iv) Cllr P J Heal spoke as Ward Member.
- (v) Cllrs Mrs H Bainbridge, Mrs C Collis, J D Squire and R L Stanley requested that their vote against the decision be recorded.
- (vi) *Report previously circulated copy attached to minutes.

174 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 (03:40:20)

The Committee had before it and **NOTED** a report * of the Head of Planning and Regeneration regarding the above application.

The Head of Planning and Regeneration outlined the contents of the report stating the proposal was to delete a single Tree Preservation Order (TPO) covering the whole of the site and to replace it with 11 separate TPO's. This proposal represented good practice which was to put in place early protection but to then subsequently review that. An objection had been received; but that there was a process whereby the property owners would be formally notified and given opportunity to comment. If any objections were received a report would be brought before the committee.

Consideration was given to whether or not this would reduce the number of trees which were protected. It was confirmed that this was the case as the previous TPO covered the whole area and it was now proposed to rationalise protection through 11 separate orders having conducted a more detailed survey of the trees on the site.

Notes-:

- (i) Cllrs R J Dolley and D J Knowles declared personal interests as they knew some of the residents of Howden Court.

- (ii) Cllr R L Stanley declared a personal interest as he knew the person who owned Howden Court.
- (iii) *Report previously circulated copy attached to minutes.

175 **PLANNING PRODUCTIVITY REVIEW (03:44:33)**

The Committee had before it and **NOTED** a report * of the Head of Planning and Regeneration updating the Committee on the recent assessment of productivity in the Planning Service.

The Head of Planning and Regeneration outlined the contents of the report stating that officers were putting together a service improvement plan and enforcement vacancies within the service were currently being advertised. She highlighted the need for the Committee to consider the procedures in place for Planning Committee meetings and during discussion the following feedback was provided:

- Reports needed to be as succinct as possible.
- Information relating to consultations did not need to be so lengthy.
- More proof reading need to take place.

The following was **AGREED**:

- (i) The Head of Planning and Regeneration would contact Devon County Council to arrange for a briefing to Members in order to provide an understanding as to how school places were allocated locally or for a briefing paper to be circulated explaining this process.
- (ii) The Delegated List to not be included in the agenda pack from now on but to be circulated electronically to the Committee once a month.
- (iii) The Head of Planning and Regeneration would bring a report to the Committee, as per their wishes, proposing the expansion of her delegated powers in relation to enforcement.

Note:- *Report previously circulated copy attached to minutes.

(The meeting ended at 6.30 pm)

CHAIRMAN

Minute Annex

PLANNING COMMITTEE AGENDA - 19th April 2017

Applications of a non-delegated nature

UPDATES

ENFORCEMENT LIST	
Item 5	ENF/17/00066/LIS – Listed building in a poor state of repair. Manor House Hotel, Fore Street, Cullompton, Devon, EX15 1JL

THE PLANS LIST	
1.	<p>16/01888/MOUT - Outline for the erection of up to 40 dwellings, formation of 64 space car park to service Coplestone Railway Station, public open space, vehicular access from Shambles Drive, pedestrian links and associated infrastructure - Land at NGR 276566 103177 (Old Abattoir Site) Shambles Drive Coplestone.</p> <p>Comments received 10th April 2017 - The development of the old abattoir site has been expected for some time, whilst I oppose any further development in our village the extra car parking proposed near Coplestone Railway Station will ease some of the congestion in the area. If we must have further development the use of an old industrial site is much preferred to the loss of valuable agricultural land.</p> <p>I will support the application if it will stop any further major development in the village.</p> <p>1. Edit to point 1 of Section 106 recommendation (page 3) as follows:</p> <p>Affordable Housing: To ensure the delivery of 24 % affordable housing on-site, and the submission of an affordable housing delivery plan shall be submitted to and approved in writing by the local planning authority in advance of any reserved matters applications being submitted for formal consideration. The reserved matters submissions will be required to reflect the terms of the approved delivery plan.</p> <p>Officer comment: This is to reflect the fact the application has been submitted in outline.</p> <p>2. Remove clause 4 from the section 106 recommendation (page3) as set out below, to be replaced with the following two conditions with appropriate reasons as set out below in bold.</p> <p>4. Specification for layout of and ongoing maintenance provisions for the formal open space area and sustainable urban drainage scheme (SUDs).</p> <p>The details required to be submitted pursuant to condition 1 in terms of the landscaping details shall show not less than 1680 square metres of useable public open space, of which not less than 400 square metres shall be laid out as an informal play area. The approved details for all the public open space across the site shall be implemented in accordance with a phasing plan to be submitted to and approved by the local planning authority in writing prior to the construction of any dwellings on the site. The approved details shall be maintained as such thereafter.</p> <p>Reason: To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).</p>

	<p>The management and maintenance arrangements for all areas of open space across the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of any dwellings on the site. The approved management and maintenance arrangements shall be implemented in accordance with the agreed arrangements at all times thereafter.</p> <p>Reason: To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).</p> <p>Officer Comments: This is a better way of controlling the delivery and maintenance of the open space aspects with the SUDs elements already controlled by conditions 10 and 11 as set out in the report.</p> <p>Page 5: One further representation in support of the application has been received since the report was written.</p>
2.	<p>16/01898/MARM - Reserved Matters in respect of appearance, landscaping, layout, and scale following Outline approval 14/00830/MOUT - Land at NGR 284242 99827 (Wellparks) Exeter Road Crediton.</p> <p>Page 17: Amended plans were submitted and which are date stamped 27th March 2017 to reflect the proposed car parking arrangements as set out on drawing 0065 Rev.C</p> <p>Officer Comments: It is the scope of the car parking provision as proposed on this plan that has been assessed and reported in the Report pack. No further comment and/or assessment required.</p>
3.	<p>17/00106/MOUT - Erection of 16 dwellings with access and associated works - Land at NGR 306965 113252 (North of Belle Vue) Ashley Road Uffculme.</p>
4.	<p>17/00217/FULL - Erection of a polytunnel and field shed - Land at NGR 310932 109654 (The Shippens) Blackborough Devon.</p> <p>18th April 2017</p> <p>Additional supporting information in the form of an email of support dated 13th April 2017 received by Mrs Hill from Dr Caroline Smith who is a psychiatrist working with the local Learning Disability Intensive Assessment and Treatment Team at Devon Partnership NHS Trust. The email sets out Dr Smiths support for the proposed facilities to be provided under this application (field shed and polytunnel) which would support the resident's mental and physical health.</p>
5.	<p>17/00318/FULL – Temporary retention of log cabin (caravan) for 3 years - Land at NGR 295221 103171(The Orchard) Great Pitt Silverton.</p>
6.	<p>17/00323/FULL - Erection of 3 dwellings (Revised Scheme) - Land at NGR 296643 113493 Adjacent 37 Beech Road Tiverton.</p>

AGENDA REPORTS	
Item 10	14/00604/MFUL Revised Scheme at Post Hill Nursing Home, 36 Post Hill, Tiverton
Item 11	17/00136/MOUT Outline for 60 dwellings at Land (East of Dulings) Copplestone
Item 12	16/01362/FULL Land at NGR 279371 101700 Spencecombe Crediton
Item 13	06/00016/TPO Report regarding TPOs at Howden / St Auybns Rise

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