

PLANNING COMMITTEE AGENDA - 1st November 2017

Applications of a non-delegated nature

UPDATES

ENFORCEMENT LIST	
1.	

THE PLANS LIST	
1.	<p>17/00824/FULL - Erection of 3 dwellings with associated access and parking provision - Springbourne Cullompton Devon.</p> <p>REVISED RECOMMENDATION: Subject to the prior signing of a s106 relating to the provision of £4326 towards improvements to Knightswood play area and £15,654 towards funding community car share schemes and clubs for Cullompton, grant planning permission subject to conditions:</p> <p>Please note the required contributions have been paid</p> <p>ADDENDUM TO THE REPORT: Page 7 paragraph titled 'design and appearance' advises that a condition will be required to remove permitted development rights to manage the character, scale, massing and design of future extensions or alterations. However, during the writing of the report further consideration was given to the need for the condition and in particular consideration was given to the 'tests' for the use of conditions. Para 206 of the NPPF states that planning conditions should only be imposed where they are necessary, relevant to planning, relevant to the development being permitted, enforceable, precise and reasonable. Given that the development is relatively low density, well -spaced with good size amenity spaces, and no overlooking or relationship issues with neighbouring development, it was not considered that removal of permitted development rights were necessary or reasonable.</p> <p>ADDITIONAL CONDITION: Prior to the construction of the new access and driveway, an arboricultural method statement shall be submitted to, and approved in writing by the Local Planning Authority. The arboricultural method statement should detail how the Oak tree (the subject of the Tree Preservation Order) will be protected throughout the construction process as well as details of the no dig proposal and how it will be implemented and overseen.</p> <p>Reason : To ensure the protection of the Oak tree protected by Tree Preservation Order reference: 13/00001/TPO.</p>
2.	<p>17/00910/FULL - Erection of 5 dwellings and alterations to existing bungalow and erection of garage - 10 Mayfair Tiverton Devon.</p> <p>Cllr Colin Slade has requested that the application be determined at Planning Committee due to the extent of impact on the neighbouring properties including traffic impact.</p> <p>The 3rd paragraph to Section 4. Social Infrastructure and Services should read as follows: A recent change in planning legislation (May 2016) indicates that Local Planning Authorities should only seek affordable housing contributions from developments of over 10 units as financial contributions within Tiverton Settlement Limits. As such, affordable housing cannot be sought for this proposal of 5 units.</p>

	<p>During application discussions residents made a request that Councillors view the proposal on site.</p> <p>Cabinet on 26 October 2017 resolved that subject to acceptable planning impacts, alternative access arrangements into Area B of the Tiverton Eastern Urban Extension may be considered that do not include Mayfair and / or Manley Lane / Post Hill Junction.</p> <p>Government changes to the planning system (2016) indicate that within the settlement limit of Tiverton, as in this case, affordable housing can only be sought from developments of more than 10houses. This application is for 5 houses.</p>
3.	17/01310/FULL - Retention of summerhouse and decking - The Wharf House Holcombe Rogus Devon.
4.	17/01344/FULL - Stabilisation of existing bank to allow development permitted under planning permission 15/00779/MFUL - Land at NGR 294775 111860 Palmerston Park Tiverton.
5.	17/01430/FULL - Installation of 8 replacement windows to West elevation - 17 St Peter Street Tiverton Devon.
6.	<p>17/01431/LBC - Listed Building Consent for the Installation of 8 replacement windows to West elevation - 17 St Peter Street Tiverton Devon.</p> <p>Delete reference to COR2 from development plan policies, material considerations and reason for refusal 1.</p> <p>Unlike the accompanying planning application, as this is an application for Listed Building Consent, Local Plan policy COR2 is not relevant.</p>
7.	17/01602/FULL - Change of use from Use Class A1 (Retail) to Use Classes A3 (Restaurants and Cafes) and A5 (Hot Food Takeaways) - 10 Market Walk Bampton Street Tiverton.
8.	17/01607/FULL - Change of use of ground floor and basement from Use Class D1 (Healthcare) to Use Class A1 (Retail) - 37 Bampton Street Tiverton Devon.

AGENDA REPORTS

13/01616/MOUT	<p>Land at NGR 298671113 Uplowman Road, Tiverton Update Only</p> <p>Clarification of para 2.4 with regards to traveller pitch provision – the pitches will be delivered prior to the first occupation of the 300th dwelling.</p>
17/00445/FULL	<p>Installation of 16 ground mounted solar photovoltaic panels with wire stock proof fencing Land and Buildings at NGR 289905 122292 (Ford Farm) Oakford</p> <p>Within the 'proposed development' section of the agenda report the sentence that begins on the fifth line should read: The array would be approximately 2.5m high and approximately 8m long. The panels would be mounted on a timber frame and there would be approximately 825mm</p>

	clearance between the ground and the bottom edge of the panels.
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