

## PLANNING COMMITTEE AGENDA - 3rd January 2018

### Applications of a non-delegated nature

### UPDATES

ENFORCEMENT LIST	
1.	17/00076/CLU – Land at Ashleigh Park
2.	16/00243/UDRU - 6 Forestry House, Eggesford

THE PLANS LIST	
1.	17/01660/MOUT - Outline for the erection of 10 dwellings - Land at NGR 287219 106314 Barnshill Close Cheriton Fitzpaine.
2.	17/00652/MOUT - Outline for a mixed development of 30 dwellings, commercial buildings, access, public open space, landscaping, and associated works - Land at NGR 303116 110179 (NE of Rydon House) Willand Devon. <b>DEFERRED.</b>
3.	17/00924/MFUL - Change of use of agricultural buildings to Class B1/B8 (Commercial Use) with associated yard and parking areas, landscaping and alterations to access - Land and Buildings at NGR 304296 107112 Newlands Farm Cullompton.
4.	17/01453/FULL - Erection of a dwelling (100sqm) including camp site reception facilities (58sqm) - Kingsmead Centre Clayhidon Devon.
5.	<p>17/01700/FULL - Change of use of ground floor common room to a one bedroom flat - Common Room (Ground Floor of Flat 41) Broad Lane Tiverton.</p> <p><b>20<sup>th</sup> December 2017</b></p> <p>The following planning condition is recommended in light of the response received from the Environment Agency which should be included within the recommendation made to approve.</p> <p><b>Condition</b> The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 09 October 2017 and the Flood Prevention Measures detailed within the FRA, to include raising electrical circuitry. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.</p> <p><b>Reason</b> To reduce the risk of flooding to the proposed development and future occupants.</p> <p>Consultee Response to be included within Committee Report</p> <p><b>Environment Agency – 11th December 2017</b> The proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment submitted with this application are implemented and secured by way of a planning condition on any planning permission. Furthermore, the development must also provide a means of unobstructed access to the first floor of the building.</p>

	<p>The applicant should demonstrate that this is achievable prior to determination of the application.</p> <p><b>Reason</b> The building lies within an area at risk of flooding from the Cottey Brook. Indications are that potential depths of water in an extreme flood event would be shallow. Despite this we consider it important that access to the first floor is made available given the ground floor nature of the proposal and that flood mitigation measures are installed during refurbishment.</p>
6.	17/01792/LBC - Listed Building Consent to replace two windows with patio door on west elevation and creation of cupboard and shower room on first floor - Old Bartows Bartows Causeway Tiverton.

<b>AGENDA REPORTS</b>	