

PLANNING COMMITTEE AGENDA - 21st March 2018

Applications of a non-delegated nature

UPDATES

ENFORCEMENT LIST

1.	<p>17/00070/RURAL - Gaddon Down Plantation Ashill Devon</p> <p>21st March 2018</p> <p>The following statement has been provided on behalf of the owner of the land to seek to justify why the scope of works has been undertaken.</p> <p>Before my son took over Culm Wood the storm in January 2017 had blown many trees down, breaking down part of a wall on the right hand side of the building and also hitting the roof. This broke holes in it and pushed one of the A frames over which in turn pushed the left-hand wall off its footings and tilted it towards the track which is used by Buckland Wood Ridden Wood and Ashill Wood. A lot of dog walkers, which I know from when I was a landlord of the Ostler in Uffculme, use these woods and I have a duty of care for them. Therefore, my son started repairing. As we all know there is often a lot more damaged than his realised. Due to these repairs he was reported to the council and consequently told planning but when I enquired about planning permission he was told he would not be given planning permission so he stopped the repair work after making it safe.</p> <p>Officer Comment: The validity of the information is uncertain in your officer's view, and there is no change to the recommendation as set out in the report as drafted and circulated to members in the report pack.</p>
2.	<p>17/00160/COU - NGR 300441 125017 Land Lying to The North of Petton Cross Shillingford Tiverton</p>
3.	<p>17/00266/RURAL – Land and Buildings at NGR 307589 114376 (Land On Escotts Farm) Uffculme Devon</p>

THE PLANS LIST

1.	<p>17/01511/MOUT - Outline application for the erection of up to 120 dwellings, public open space, vehicular access and associated infrastructure - Land at NGR 282065 100892 (Chapel Downs Farm) North of Queen Elizabeth Drive Barnstaple Cross.</p>
2.	<p>17/01090/MOUT - Outline for the erection of up to 40 dwellings with associated access, parking, open space, landscaping and supporting infrastructure - Land and Buildings at NGR 281938 100425 (Adjacent Brookdale, Threshers) Hollacombe.</p> <p>20th March 2018</p> <p>Page 27: Recommendation Section.</p> <p>Delete item 6: Monitoring and legal costs</p>

	<p>Page 48: Revise the wording of condition 15 as follows:</p> <p>15. Prior to commencement of the development a Low Emissions Strategy, including an implementation timescale, shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:</p> <p>a. A Detailed site travel plan including support for/access to public transport.</p> <p>b. Provision for electric vehicle infrastructure at a rate of 1 charging point per house (with a driveway or garage).</p> <p>The terms of agreed strategy shall be implemented and maintained in accordance with the approved details.</p>
3.	17/02014/FULL - Retention of log cabin for storage, shelter and education - Castleland House Bampton Tiverton.
4.	<p>18/00100/HOUSE - Conversion of garage to a self contained annexe and erection of a porch - Station House Culmstock Cullompton.</p> <p>20th March 2018</p> <p>Additional condition to be added as an update to this planning committee</p> <p>1. The ancillary accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Station House as a single family dwellinghouse and shall not at any time be used, either by way of being let, given or sold, as a separate unit of accommodation or for commercial purposes.</p> <p>Reason: The site is located outside defined settlement limits in the open countryside where national and local planning policy prohibits the creation of new dwellings unless in special circumstances in accordance with Policy COR18 of Mid Devon Core Strategy 2007 and the NPPF</p> <p>20th March 2018 – Culmstock Parish Council – No objections.</p>
5.	<p>18/00023/FULL - Permanent retention of log cabin for use by full time worker - Land at NGR 295174 103122 The Orchard Great Pitt.</p> <p>21st March 2018</p> <p>Additional comments received from the applicant:</p> <ul style="list-style-type: none"> • Foal foster care for Dartmoor Heritage Pony trust and for Friends of Dartmoor Hill Ponies Society. Foals have additional needs associated with their very early days or being orphaned. Foals are vulnerable and require specialist care; • Foals arrive on a rolling basis at least 2 at a time so they are not alone, potentially every two months. NLHC can take between 4-6 foals again in April. Conservative estimate of 8 foals a year. The foals are repurposed and do not go

	<p>into the meat trade, the Dartmoor pony is an endangered equine species;</p> <ul style="list-style-type: none"> • NLHC also takes rehab horses (approx. 11/12 over last 3 years) as well as vulnerable horses from markets, and from the RSPCA. Currently have 2 Blue Cross ponies on site, one NLHC charity pony with COPD and behavioural issues, one rehab horse with severe medical needs for whom the applicant is the caretaker. Vulnerable foals should not be left unattended and unsupervised and neither should horse with severe medical conditions such as breathing problems, cellulitis and lymphangitis. The foster care program would not be allowed if there weren't 24 hour supervision. If applicant needs to go out for any length of time, cover is organised; • NLHC emphasis is the foal foster care program and their training if required; • Young people, and parents and young carers receive therapeutic horse help/lessons; • Well established charity that is well known due to social media which attracts business; • Experienced fund raiser; • The applicant has stated that she works up to 10 hours per day throughout the year, including a check on the animals on site at midnight; • The applicants working day is stated to include: looking after and training horses, supervising foals in a pen, fund raising, paperwork, charity promotion, supervising volunteers, therapeutic lessons between horse and young person/young carers; • There is a pen for foals on the west side of the log cabin to allow close supervision as a transition space so they can become used to living outside. <p>Additional letters received</p> <ul style="list-style-type: none"> • Letter from equine vet that provides veterinary care for horses and ponies at NLHC. The letter confirms there are multiple horses at the premises that included/have included young horses, older horses with on going physical conditions and ponies requiring intensive handling training. He states that he regularly visits he premises to attend to the horses including call outs on multiple occasions out of normal working hours. He states that to provide adequate care to the horses it is ideal that someone is available on site 24 hours to allow checks on the horses to be made as necessary. • Letter from operator of the Registered Pony Keeper Scheme with the Dartmoor Pony Heritage Trust: • I am writing in support of the planning application for Jackie Tye of the Orchard, Great Pitt, Silverton, EX5 4JQ <p><i>We are long established commoners and breeders of Dartmoor ponies, who operate as part of the Registered Pony Keeper Scheme with the Dartmoor Pony</i></p>
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	<p><i>Heritage Trust (DPHT). We train the offspring of wild Dartmoor ponies to eventually be sold as children's ponies and to supply a conservation grazing need for the grazing of valuable habitats all over the UK. In doing so we are passionate about preserving the indigenous Dartmoor pony and are committed to keeping native wild herds living out on the Dartmoor commons where they belong.</i></p> <p><i>An essential part of this process is to find suitable homes where young foals can be fostered out after weaning each year, to teach them about being handled and to prepare them for a future with humans having being born wild. New Life Horse Care Sanctuary has provided precisely this foal fostering service to us for many years and have been an invaluable partner due to the exceptional care they can provide. We approached New Life Horse Care Sanctuary (NLHCS) as they can provide the 24 hour supervision needed for young and frightened foals as they live on site and can also ensure that there is always someone on hand 24 hours a day for emergency veterinary situations out of hours. They have offered this service to us for many years and this has proved invaluable as these are vulnerable young stock, in a high stress situation, where emergency situations can and do occur.</i></p> <p><i>The service provided by NLHCS is not about helping to produce ponies for sale for profit, it is about supporting organisations such as DPHT and their recognised breeders, who are committed to preserving the true Dartmoor pony, which is a breed in serious decline with a dwindling gene pool and an uncertain future. NLHCS fostered on average 12 foals each year from us, sending them two at a time for intensive care and handling - giving those young foals a chance in life and enabling them to go on to a useful future as ambassadors for the Dartmoor pony breed.</i></p> <p><i>The situation for the Dartmoor pony is serious, NLHCS endeavours to make a difference and the positive contribution they make to this situation is invaluable. It would be a great loss if their tireless work was unable to continue.</i></p> <p><i>If you would like any further information on services provided for the Dartmoor pony by NLHCS I would be happy to help.</i></p>
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