

## PLANNING COMMITTEE AGENDA - 11th July 2018

### Applications of a non-delegated nature

### UPDATES

#### ENFORCEMENT LIST

1.	18/00083/UNTIDY - Eastmere Farm, Lapford, Crediton, Devon, EX17 6QU

#### THE PLANS LIST

1.

17/01359/MOUT - Outline for the erection of 60 dwellings and construction of new vehicular access onto highway to the West of the site - Land and Buildings at NGR 302469 114078 Higher Town Sampford Peverell.

10<sup>th</sup> July 2018

The Applicant following a request from the Authority undertook a reptile survey on the area highlighted within the Ecology report submitted with the application. The survey commenced on site in the region of the junction of Higher Road and Turnpike at Sampford Peverell. The survey efficacy has been undermined by the repeated removal of the refugia placed on site and as such no definitive results can be relied on to determine the presence or not of reptiles.

Therefore it is considered prudent in this case to include reptiles along with badgers within condition 26, this will also negate the need for condition 27 which can be removed. Conditions following to be re-numbered

The new condition will read

26. No site works comprised in or arising from the development nor any part of the development hereby approved (including but not limited to site or boundary clearance, ground investigations, site survey works, temporary access construction works, pegging or marking out operations, archaeological investigations or the erection of fencing or hoardings on or around the site) shall be carried out unless and until a repeat survey for the presence of Badgers and Reptiles on the site and within those habitats adjoining the site which are identified in the extended Phase 1 Ecological Appraisal of January 2018 as being suitable for such species, has been carried out in the appropriate season and survey reports submitted to and approved in writing by the local planning authority. The submitted surveys shall detail the likely impact upon and disturbance of those species arising from the development hereby approved and include, where necessary, a scheme of mitigation and/or compensation measures to address such impact and/or disturbance, including a timetable for such mitigation and measures. The surveys and scheme of mitigation and/or compensation measures shall, if approved, be implemented and maintained in full accordance with the details of the said surveys and scheme.

Forward Planning – update note

11<sup>th</sup> July 2018

Housing Land Availability Summary 2018 – Five year housing supply

The Council's five year housing land supply figures have been updated based on the most recent statistics. These are summarised below and will be published in detail on the Council's website. The level of available housing land required to provide a 5 year supply (for the period 1<sup>st</sup> April 2018 – 31<sup>st</sup> March 2023) is based on the adopted Core Strategy, Exeter Housing Market Area SHMA (Strategic Housing Market Assessment) and cumulative housing completions since 2006.

A	Core Strategy annual requirement 2006-2013	390
B	Total requirement 2006-2013 (A*7)	2730
C	SHMA annual requirement 2013 onwards	380
D	Total requirement 2013-2018 (C*5)	1900
E	Requirement to date 2006-2018 (B+D)	4630
F	Completions to date 2006-2018	4036
G	Shortfall to date 2006-2018 (E-F)	594
H	5 year requirement 2018-2023 (C*5)	1900
I	5 year supply requirement 2018-2023 (G+H)	2494

	J	20% buffer (I*0.2)	499
	K	<b>TOTAL REQUIREMENT (I+J)</b>	<b>2993</b>
Supply			
Unconsented allocations			392
Consented allocations			1249
Consented windfalls			764
Windfall allowance			258
<b>TOTAL SUPPLY</b>			<b>2663</b>
<p>Against the requirement of 2993 dwellings, Mid Devon's housing supply currently stands at <b>4.45 years</b><sup>1</sup>.  The approach used has been based on the findings of 'Uffculme Road, Uffculme' (April 2016) appeal and the published Local Plan Review (2017) which considers 380 as the appropriate annual housing target based on the Strategic Housing Market Assessment Report Final Report 2015. It also uses Housing and Economic Land Availability Assessment methodology for the Exeter housing market area, the 'Sedgefield' approach that requires the inclusion of any housing shortfall to be delivered within the first five years of the plan, and applies a 20% buffer where there is persistent under delivery.</p>			
2.	<p>18/00133/MARM - Reserved Matters application, pursuant to Outline application 13/01616/MOUT, for the construction of 248 dwellings, 3 Gypsy and Traveller pitches, public open space, landscape planting, pedestrian, cycle and vehicular links; and associated infrastructure - Land at NGR 298617 113487 Uplowman Road Tiverton.</p> <p>9<sup>th</sup> July 2018</p> <p>Delete Conditions 11 and 12.  Condition 15 of Outline Planning Consent (13/01616/MOUT) confirms that no development shall take place on-site until the off-site highway works from the site access to Post Hill and along Putson Lane have been approved in writing by the Local Planning Authority. It goes on to say that those works should be in general accordance with drawing No. 3026/05A of the outline consent.  The drawings submitted to date for this Reserved Matters application do not fully meet the needs of the Highway Authority. However, because Condition 15 of the Outline Consent requires the works to be in general conformity only, amendments can be made to the final road design under Condition 15 without the need for new Conditions 11 and 12. This has been confirmed by DCC Highway Authority.</p> <p>Delete Condition 10  Condition 11 of Outline Planning Consent (13/01616/MOUT) confirms that there shall be no occupation of any dwelling until various works within the highway have been completed. Parts a, b and c of Condition 10, that is attached to this Reserved Matters application, broadly duplicates Condition 11 of the outline consent. Parts a, b and c of Condition 10 are therefore un-necessary as they will be satisfied when Condition 11 of the outline consent is discharged. DCC Highway Authority have confirmed this.  Condition 10(d) of this Reserved Matters application also required details of the site compound. Those details have now been submitted (Drawing No.s SC1A &amp; DB-SD13-008B) to the satisfaction of the Local Planning Authority. As such, Condition 10 can be deleted.</p> <p><b>New Comments / Objections Received</b></p> <p>Tiverton Town Council (03.07.18): Support</p> <p><b>Mr Sloman (06.07.18):</b> Objection. Loss of a significant length of hedge bank and dominance of hard landscape to accommodate parking cars to the front of properties on along Uplowman Road is not in keeping with the area. It is not sympathetic to the existing properties and represents very poor design to</p>		

	<p>the entire project.</p> <p><b>Dr Bell (30.06.18):</b> Objection. Object to the location of the turning heading at Plot 175 based on engine noise, exhaust emissions and the health impact it would have on existing near residents.</p> <p>Relocate eastwards so the turning head serves the full length of the 'stopped off' Uplozman Road as well as easing the impact on existing residents.</p> <p><b><u>PLEASE ALSO SEE ATTACHED APPENDIX 1 – OMITTED FROM THE REPORT IN THE PLANS LIST</u></b></p>
3.	<p>18/00867/CAT - Notification of intention to fell 1 Maple tree within the Conservation Area - Blagdon House Blagdon Crediton.</p> <p>10<sup>th</sup> July 2018  CREDITON TOWN COUNCIL- consultation response provided 5<sup>th</sup> July 2018- It was resolved to recommend NO OBJECTION as long as MDDC's Tree Officer's professional opinion is that the work is necessary.</p> <p>Officer comment: The Council's Tree Officer was provided with details of the notification and photos of the tree, no objections to the works have been received from the Tree Officer.</p>

## AGENDA REPORTS

1.	17/01716/FULL - Widening of the existing access to agricultural land - Land at NGR 292482 101905 School Lane Thorverton.