

PLANNING COMMITTEE AGENDA - 5th September 2018

Applications of a non-delegated nature

UPDATES

THE PLANS LIST	
1.	18/00175/MOUT - Outline for the erection of upto 125 dwellings with public open space and associated infrastructure - Land at NGR 303288 110467 Adj Meadow Park Silver Street.
2.	18/00177/FULL - Creation of new access for residential development of up to 125 dwellings - Land at NGR 303174 110748 Meadow Park Willand.
3.	<p>18/00474/FULL - Erection of 2 dwellings, alterations to existing access, and associated works - Land West of Elmdene Hemyock Cullompton.</p> <p><u>3rd September 2018</u> – additional information from objector</p> <p>Evidence-base of the landscape character assessment document from Wendy Lutley, retired Landscape Conservationist. (see attached).</p> <p><u>5th September 2018</u></p> <p>Conditions 4, 5 & 6 on the committee report as below should read as 'dwellings'</p> <p>Amend from:</p> <p>4. The dwelling hereby permitted shall not be occupied until the site access has been hardened and surfaced for a distance of not less than 6.00 metres back from its junction with the public highway, and drained so that no water drains onto the public highway. Thereafter the site access shall be permanently so retained and maintained.</p> <p>5. The dwelling hereby permitted shall not be occupied until the proposed parking, turning and access with waiting bay has been constructed.</p> <p>6. The dwelling hereby permitted shall not be occupied until a visibility splay measuring 2.4m back along the centre line of the access and extending to a point on the nearside carriageway edge 25m to the west and to the centre line of the road to the east shall be provided with no obstruction greater than 600mm in either direction. Once provided, such visibility splays shall be permanently so retained and maintained for that purpose.</p> <p>Amend to:</p> <p>4. The dwellings hereby permitted shall not be occupied until the site access has been hardened and surfaced for a distance of not less than 6.00 metres back from its junction with the public highway, and drained so that no water drains onto the public highway. Thereafter the site access shall be permanently so retained and maintained.</p>

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	<p><u>5th September 2018</u></p> <p>Second amendment to conditions/reasons (wording/ formatting issue)</p> <p>Change from:</p> <p>REASONS FOR CONDITIONS</p> <p>1. In accordance with provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2. For the avoidance of doubt in the interests of proper planning.</p> <p>3. To protect the amenities of neighbouring residents.</p> <p>4. To prevent mud and other debris being carried onto the public highway, in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development management Policies).</p> <p>5. To ensure that sufficient parking and turning space is provided within the site for the intended use of the site in accordance with policies DM2 and DM8 of the Mid Devon Local Plan part 3 (Development Management Policies).</p> <p>6. To provide adequate visibility from and of emerging vehicles, in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies).</p> <p>7. To safeguard the [visual amenities of the area] [character and appearance of the area] [residential amenities of the area] [residential amenity of neighbouring residents] in accordance with policy DM2 of the Mid Devon Local Plan part 3 (Development Management Policies).</p> <p>Change to:</p> <p>REASONS FOR CONDITIONS</p> <p>1. In accordance with provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>2. For the avoidance of doubt in the interests of proper planning.</p> <p>3. To protect the amenities of neighbouring residents.</p> <p>4. To prevent mud and other debris being carried onto the public highway, in accordance with Policy DM2 of the Mid Devon Local Plan Part 3 (Development management Policies).</p>

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4.	<p>18/00657/FULL - `Retention of change of use of an existing agricultural building to office with parking - Bradford Farm Upplowman Tiverton.</p> <p>Officer note - In respect of the relationship between the application site and the neighbouring property, Members may wish to consider if they want to defer for a meeting of the Planning Working Group to see it for themselves.</p> <p>Additional condition:</p> <p>8. Within 3 months of the date of this permission, details of the proposed foul drainage arrangements for the office accommodation shall be submitted to and approved in writing by the Local Plan Authority. Foul drainage shall be installed in accordance with the approved details within 3 months of the approval of its details and thereafter so retained.</p>

	<p>Reason –To ensure that appropriate drainage arrangements are put in place to serve the development and the safeguard the water environment.</p> <p><u>4th September 2018</u></p> <p>One additional letter of objection received from XLPlanning on behalf of the objector Mr M Blackmore of Bradford Barn with the objections summarised as follows:</p> <ul style="list-style-type: none"> • Local Plan Policy DM20 states that proposals will only be acceptable if “There would not be an unacceptable adverse impact to the character and appearance of the countryside; and there are insufficient suitable sites or premises in the immediate area to meet the needs of the proposal.” • There is no formal business plan with the application which sets out why the applicant feels this site is necessary for their business, without this information it is difficult to make a proper assessment as to the need for the business to be located in this prominent rural setting. • Evidence suggests that the applicant recently owned an office within Tiverton where their business used to operate from. There is no detailed justification as to why the business could not operate from one of the many offices available on Tiverton’s retail parks or Town Centre. • The application says that at least 15 staff are expected to be employed. This will generate a minimum of 30 additional vehicle movements to the location. This is considered to be excessive number of vehicle movements for such a rural location and will impact on the neighbouring property greatly, as the proposed track and car parking area is immediately adjacent to their property. • No formal justification has been given as to why the existing courtyard area cannot be utilised for parking provision, rather than the new location. Using the courtyard location would significantly reduce the impact on Mr and Mrs Blackmores property. • The application does not cover any external lighting that may take place in the car parking area or other areas which may affect the neighbour. Lighting in a rural area will have a detrimental effect on the amenity if not controlled. • The works that have taken place have already had a very detrimental effect on the character of this very beautiful rural barn, the use of inappropriate materials both on the building and the landscaping have changed the setting to a more utilitarian form, not in keeping with the rural setting. • This application is very poor in terms of its level of information and feel that the application has not sufficiently demonstrated why no other sites within the area are unable to meet the applicant’s needs, that the level of harm as a result of the unauthorised works to the rural area is excessive and that the proposed development is entirely inappropriate in this location contrary to Policy DM20. <p><u>5th September 2018</u></p> <p>Additional condition</p> <p>Prior to the first occupation of the office accommodation, details of any external lighting within the application site shall be submitted to and agreed in writing by the</p>
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	<p>Local Planning Authority. Any external lighting installed shall be in accordance with the agreed details.</p> <p>Reason</p> <p>In the interests of preserving the character and visual amenity of the rural area in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).</p>
5.	18/00745/FULL - Erection of dwelling following demolition of existing shed - Land and Buildings at NGR 295495 115092 (Adjacent to Lurley Cottage) Lurley Devon.