

PLANNING COMMITTEE AGENDA - 3rd April 2019

Applications of a non-delegated nature

UPDATES

| THE PLANS LIST | |
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| 1. | <p>17/02061/MFUL - Remodelling and modernisation of existing garden centre following demolition of existing structures, to include erection of retail areas, cafe, and warehouse, formation of new vehicular access, provision of parking areas, and landscaping - Crediton Garden Centre Barnstaple Cross Crediton.</p> <p>3/4/2019 - Receipt of petition in support of the applications with 69 signatures.</p> |
| 2. | <p>18/01800/MFUL - Construction of an on-farm anaerobic digestion plant and associated infrastructure - Land at NGR 285024 100245 (East of Lords Meadow Industrial Estate) Crediton Devon.</p> <p>- DEFERRED.</p> |
| 3. | <p>18/02024/FULL - Variation of conditions 2, 5, 7, 8, 9, 10 and 15 of planning permission 17/00711/FULL - Land and Buildings at NGR 301270 112834 (Orchard House) High Street.</p> <p>3/4/2019 Following the receipt of further information from the applicant, conditions have been updated, with those in italics being amended or new additions:</p> <p>CONDITIONS</p> <ol style="list-style-type: none">1. The development hereby permitted shall be begun before 4th July 2020.2. Subject to the effect of any condition of this permission, the development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule on the decision notice.3. Before the development hereby permitted is first brought into use, the access and its associated visibility splays, parking and turning areas shall be provided and surfaced to avoid surface water discharge onto the highway. Following their provision these details shall be so retained and maintained.4. All telephone, electricity and mains gas services to the building shall be placed underground.5. <i>The approved boundary treatment shall be completed in accordance with a timetable which shall be submitted to and approved in writing by the Local Planning Authority prior to any of the approved units first being occupied and thereafter shall be so retained</i>6. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any Order revoking and re-enacting that Order with or without modification) no development of the types referred to in Classes A, B, C, D, E and F of Part 1, or Class A of Part 2 of Schedule 2 relating to the enlargement, improvement or other alteration of a dwellinghouse, addition or alteration to the roof, erection of a porch outside any external door, provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool, container for domestic heating purposes for storage of oil of liquid petroleum gas, provision of a hard surface or the erection of a gate, fence wall or other means of enclosure, shall be undertaken within the application site without the Local Planning Authority first granting planning permission.7. <i>The materials to be used for all the external surfaces of the buildings shall be as shown on the approved drawings and set out in the letter submitted with the application dated 11th December 2018. The hardsurfaced area for the car park shall be tarmac as set out in the applicants letter dated 18th March 2019</i>8. Following the demolition of the barn in the north east corner of the site, shallow soil sampling in the areas identified as amenity space for plot 1 shall be carried out to assess |

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| | <p>for the presence of asbestos fibres. Additional testing shall also be carried out in the area marked TP1 in the Phase2 Geotechnical Investigation and Contamination Assessment report carried out by Ruddlesden geotechnical dated December 2018, in order to determine the presence or absence of volatile organic compounds and/or semi-volatile organic compounds. Where contamination is identified a remediation statement shall be submitted to and approved in writing by the Local Planning Authority prior to any work commencing on site to erect any of the approved dwellings. The approved remediation scheme shall be carried out in accordance with its terms. The Local Planning Authority shall be given two weeks' written notification of commencement of the remediation scheme works. Following completion of the measures identified in the approved remediation scheme, and before any dwelling is first occupied, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing of the Local Planning Authority.</p> <p>9. The proposed estate road, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins, such details to include plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials and method of construction.</p> <p>10. No part of the development hereby approved shall be commenced until:</p> <p>A) The access road has been laid out, kerbed, drained and constructed up to base course level for the first 20 metres back from its junction with the public highway</p> <p>B) The ironwork has been set to base course level and the visibility splays required by this permission laid out</p> <p>C) The footway on the public highway frontage required by this permission has been constructed up to base course level</p> <p>D) A site compound and car park have been constructed to the written satisfaction of the Local Planning Authority</p> <p>11. No development shall take place until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Unless it is demonstrated that it is unfeasible to do so, the scheme shall use appropriate Sustainable Urban Drainage Systems. The drainage scheme shall be designed so that there is no increase in the rate of surface water runoff from the site resulting from the development and so that storm water flows are attenuated. The development shall be carried out in accordance with the approved scheme and shall be fully operational before any dwelling is first occupied.</p> <p>12. No work shall be carried out on the site on any Sunday, Christmas Day or Bank Holiday or other than between the hours of 0730 and 1900 hours on Monday to Fridays and 0730 and 1300 on Saturdays.</p> <p>13. No development shall begin on the conversion of the barn until a schedule of works has been submitted to and approved in writing by the Local Planning Authority. The schedule of works shall include:</p> <p>(a) Details of any demolition or removal of any building fabric and any rebuilding or repairing works required to convert the building;</p> <p>(b) Details of all measures required to support any wall, floor, roof or other vertical or horizontal surface</p> <p>(c) Details of measures required to provide protection for the building against the weather during the conversion works.</p> <p>The agreed schedule shall be strictly adhered to during the course of the conversion works.</p> <p>14. The mitigation and enhancements proposed in the Ecological Appraisal (February 2017) prepared by Green Ecology shall be implemented and completed before any dwelling is first occupied and shall be retained in accordance with the requirements of that report.</p> |
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| | <p>REASONS FOR CONDITIONS:</p> <ol style="list-style-type: none"> 1. This is a s73 application and therefore the date for implementation is unchanged from the original consent granted. 2. For the avoidance of doubt and in the interests of proper planning. 3. To ensure adequate facilities are provided and retained for vehicles attracted to the site in accordance with policies DM2 and DM8 of the Mid Devon Local Plan Part 3 (Development Management Policies). 4. In order to safeguard the historic visual amenity of area - Mid Devon Core Strategy (Local Plan 1) COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM27. 5. To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM14, DM27. 6. To protect the privacy and amenities of future and neighbouring occupiers and to ensure adequate parking and turning areas and amenity space are maintained for the proposed dwelling in accordance with policies DM2 and DM14 of the LP3 DMP 7. To ensure the use of materials appropriate to the development in order to safeguard the visual amenities of the area in accordance with Mid Devon Core Strategy (Local Plan 1) policy COR2 and Local Plan Part 3: (Development Management Policies) DM2, DM14, DM27. 8. In the interests of public health and the protection of the environment. 9. To ensure that adequate information is available for the proper consideration of the detailed proposals. 10. To ensure that adequate on site facilities are available for all traffic attracted to the site during the construction period, in the interest of the safety of all users of the adjoining public highway and to protect the amenities of the adjoining residents. 11. To protect water quality and minimise flood risk in accordance with Flood Management Act. 12. To protect the privacy and amenities of neighbouring occupiers in accordance with policies DM2 and DM14 of the Local Plan Part 3 (Development Management Policies). 13. To ensure the character of the building is retained and to protect the building during conversion works in accordance with policy DM11 of the Local Plan Part 3 (Development Management Policies). 14. To ensure the protection of any ecological interests at the site in accordance with policy DM11 of the Local Plan Part 3 (Development Management Policies). |
| 4. | 19/00024/FULL - Variation of condition 2 of Planning Permission 17/00353/FULL to read "to be in accordance with the amended plans" to regularise alterations - Land at NGR 307578 116857 (SE of Oakfield) Burlescombe Devon. |
| 5. | 18/01866/FULL – Erection of a dwelling – 12 Martins Lane, Tiverton |
| 6. | <p>19/00272/FULL - Erection of single storey extension - 1 Burrington Drive Shobrooke Crediton.</p> <p>SHOBROOKE PARISH COUNCIL- 14th March 2019- Shobrooke Parish Council have no comment on this application.</p> |
| 7. | 19/00225/FULL - Installation of air conditioning units to western elevation and revised path access - Exe Valley Leisure Centre Bolham Road Tiverton. |

AGENDA REPORTS

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| 1 | <p>18/02071/FULL - Retention of Log store - Bradford Farm Upplowman Tiverton.</p> <p>3/4/2019 - A letter has been received from an Ian Firth of Bondstones writing on behalf of the applicant asking that the following observations be brought to the attention of the committee:</p> <ol style="list-style-type: none"> 1. The building has, by all accounts, been used for the benefit of the farmhouse (as a wood/fuel store - with or without a roof) for decades 2. The site is located within the curtilage of Bradford Farm - i.e. its location, historic ownership, functional association, and use are all directly connected and subservient to the residential enjoyment of the dwelling and thus fall within the established curtilage. 3. The building has been constructed within / over an existing structure and is a part of a larger, existing building – also within the curtilage of the house and which, incidentally, features a dual pitch roof. 4. The log store and workshop – as built – is approximately 2.65m to the eaves (i.e. the point at which the external wall intersects the roof covering) and 3.3m to the apex of the roof (where the roof intersects the parent building to the rear). 5. The location of the structure is well in excess of 2m from the property boundary 6. The footprint of the store is very significantly less than 50% of the curtilage of the farm house. 7. No part of Bradford Farm is listed or located in a 'designated' area and therefore would have been permitted development if constructed slight lower in height. |