

## PLANNING COMMITTEE AGENDA - 31st July 2019

### Applications of a non-delegated nature

### UPDATES

THE PLANS LIST	
1.	<p>19/00573/FULL - Variation of conditions 2, 3, 5, 6, 7 and 8 of planning permission 17/00910/FULL to allow substitution of plans - 10 Mayfair Tiverton Devon.</p> <ul style="list-style-type: none"><li>2 additional letters have been received raising the following concerns:</li></ul> <p>Information submitted is complex and difficult to understand; MDDC website not kept as up-to-date as it might be; Doubt over the adoption of the road and where waste bins will be collected from; Pedestrians need a pavement for safety and to encourage walking Removal of the footpath</p> <ul style="list-style-type: none"><li>Page 9, line 8 of the officers report is incorrect. No pavement is being proposed alongside the private access road. This is to be a shared surface area with a minimum width of 4m (mostly 4.5m). The Highway Authority accept that this access arrangement could serve the potentially 9 dwellings.</li></ul>
2.	<p>19/00075/MFUL - Erection of an agricultural educational/training facility to include demolition of farm buildings; erection of 5 buildings comprising of 20 residential apartments for service users; alterations to convert existing buildings to create classrooms and office suites; formation of an access track and overspill car park - Land and Buildings at NGR 286791 113761 (Kelly Farm) Nomansland Devon.</p> <p>1. In light of the condition recommended by the Local Highway Authority with respect to the required visibility splay at the entrance, the applicant has submitted plan drawing no. 3681.PL.092 Rev B which shows the required visibility splay being met. The Local Highway Authority has viewed this plan and has confirmed that it is acceptable and should be conditional of any consent.</p> <p>(This would be covered by recommended conditions 2 and 3 within the officer report).</p> <p>2. The finding of the dusk and dawn bat surveys carried out in July have been provided which found no re-entry of bats on the dawn and a single emergence from a common pipistrelle during the dusk survey from the stables, western apex of the lower roof gable end. Therefore it is concluded that any new development proposals are unlikely to have anything more than a low impact on commuting, foraging and roosting bats.</p> <p>The main mitigation / compensation / enhancement would be to maintain the north boundary trees to screen from the development, and to implement a low lighting plan to include:</p> <ul style="list-style-type: none"><li>The design must use only the minimum number of lights required;</li><li>Lights are to be fitted with UV filters or lack UV elements when manufactured to lower the range of wildlife species affected by lighting;</li><li>Warm White (&gt;3000K) LED lamps, which reduce upward light pollution, must be used where possible;</li><li>Lights to be hooded;</li><li>Bollard lights must be used to retain darkness above, be triggered by human movement and installed with a timer to turn off after a short amount of time;</li><li>If/where security lights are required, these will be triggered by human movement,</li></ul>

	<p>and be fitted with a timer adjusted to the minimum amount of 'lit time';</p> <ul style="list-style-type: none"> <li>• Movement sensors to be carefully installed and aimed to illuminate only the immediate area required by using a sharp downward angle;</li> <li>• A baffle, shield or hood must be used to avoid illuminating at a wider angle to reduce light spill beyond target areas; and</li> <li>• No upward lighting to be used, especially at and above eaves height to avoid any possible roosting features.</li> </ul> <p>(This would be covered by recommended conditions 7 and 8)</p>
3.	19/00306/LBC - Listed Building Consent for the replacement of upvc windows to timber windows on South elevation - Middle Weeke Farm Morchard Bishop Crediton.

<b>AGENDA REPORTS</b>	
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.