

Application No. 17/01170/MOUT

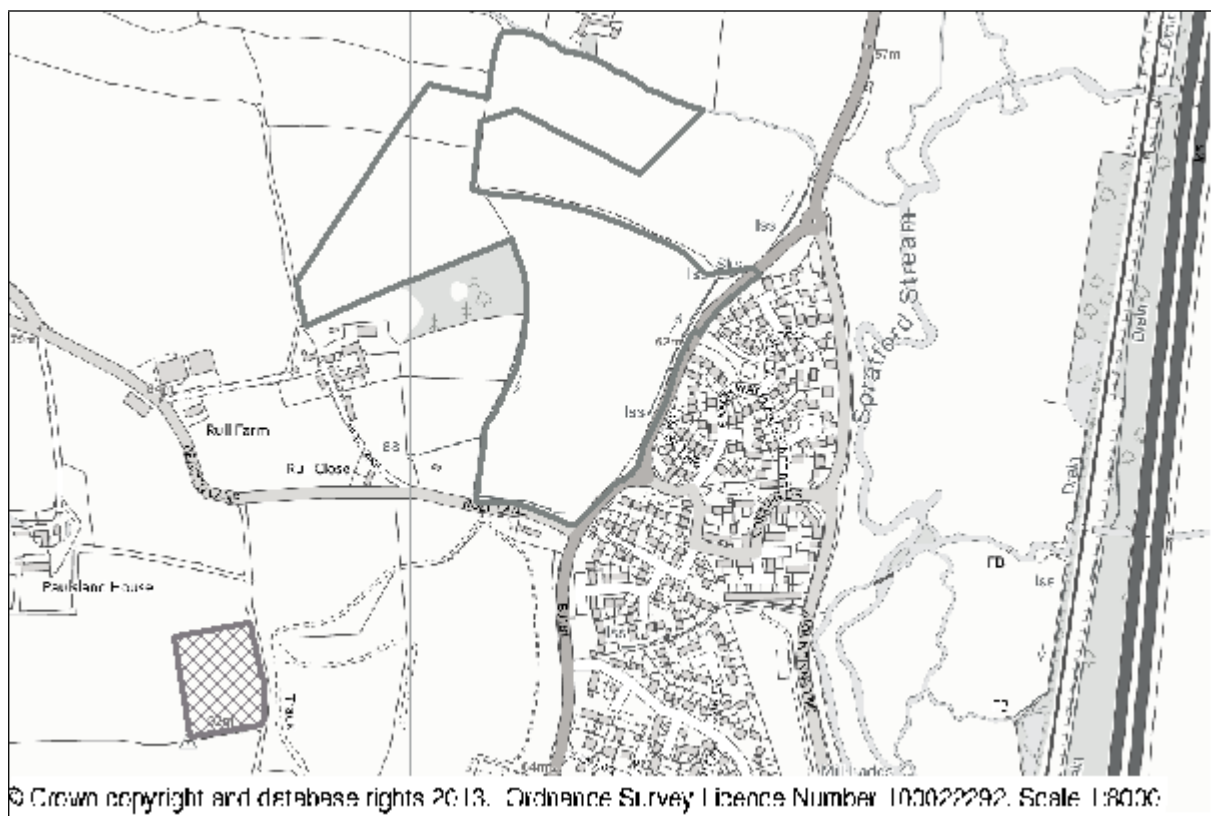
Grid Ref: 302186 : 108607

Applicant: Mr A Fieldman, Codex Land PCC Land Promotion Cell

Location: Land at NGR 302186 108607
North of Rull Lane and to The West of Willand Road
Cullompton
Devon

Proposal: Outline application for the erection of up to 200 dwellings, together with associated infrastructure and other works, including vehicular access, on land comprising northern portion of Phase 1 of the North West Cullompton Urban Extension

Date Valid: 14th July 2017



APPLICATION NO: 17/01170/MOUT

RECOMMENDATION

Grant permission subject to conditions and the prior signing of a S106 agreement

The overall S106 package between the three applications is set out in the separate overarching Section 106 report at Appendix A to this report.

PROPOSED DEVELOPMENT

Outline application for the erection of up to 200 dwellings, together with associated infrastructure and other works, including vehicular access, on land comprising northern portion of Phase 1 of the North West Cullompton Urban Extension

APPLICANT'S SUPPORTING INFORMATION

See attached Planning Committee report dated 17th April 2019.

RELEVANT PLANNING HISTORY

Site allocation under the Allocations & Infrastructure DPD
Masterplanned under the NW Cullompton Urban Extension Masterplan SPD

The two other applications relevant to this report are:

17/01178/MFUL: full application for 200 dwellings on land to the south of Rull Lane to include the transfer of land for a new primary school and community building; and
17/01346/MOUT: outline application for 200 dwellings on land to the north of Tiverton Road

DEVELOPMENT PLAN POLICIES

Mid Devon Core Strategy (Local Plan 1)

COR1 Sustainable Communities
COR2 Local Distinctiveness
COR3 Meeting Housing Needs
COR8 Infrastructure Provision
COR9 Access
COR10 Strategic Transport Networks
COR11 Flooding
COR14 Cullompton

Mid Devon Allocations and Infrastructure Development Plan (Local Plan 2)

AL/DE/3 Affordable Housing Site Target
AL/DE/4 Occupation of Affordable Housing
AL/IN/2 Development without Community Infrastructure Levy
AL/IN/3 Public Open Space
AL/IN/4 Green Infrastructure
AL/IN/5 Education Provision
AL/CU/1 North West Cullompton
AL/CU/2 North West Cullompton Transport Provision
AL/CU/3 North West Cullompton Environmental Protection & Green Infrastructure
AL/CU/4 North West Cullompton Community Facilities

AL/CU/5 North West Cullompton Carbon Reduction & Air Quality
AL/CU/6 North West Cullompton Phasing
AL/CU/7 Masterplanning
AL/CU/15 Cullompton Air Quality
AL/CU/16 M5 Junction 28

Mid Devon Local Plan Part 3 (Development Management Policies)

DM1 Presumption in favour of sustainable development
DM2 High quality design
DM4 Waste management
DM6 Transport and air quality
DM8 Parking
DM27 Development affecting heritage assets
DM28 Green infrastructure in major development

North West Cullompton Urban Extension Masterplan SPD
National Planning Policy Framework 2019
Devon Waste Plan 2014

CONSULTATIONS

See attached Planning Committee report dated 17th April 2019.

REPRESENTATIONS

See attached Planning Committee report dated 17th April 2019.

MATERIAL CONSIDERATIONS AND OBSERVATIONS

The application was considered by Planning Committee at the meeting on 17th April 2019.
The officer's report to that meeting is attached.

At the meeting, it was resolved that:

RESOLVED that outline planning permission be granted subject to the prior signing of a Section 106 agreement and conditions as recommended by the Head of Planning, Economy and Regeneration.

The application was deferred in order for further negotiations over the overall S106 package for applications 17/01170/MOUT, 17/01178/MFUL and 17/01346/MOUT to take place in terms of viability, costings, inclusions and in particular the percentage of affordable housing and the inclusion of a footpath/cycleway along Millennium Way.

A members briefing was held on 3rd September 2019 at which the applicants for the three applications presented the background to the applications and gave a detailed explanation of the viability considerations that had informed the proposed Section 106 package. Non-confidential details of these discussions are set out in a separate overarching Section 106 matters report included as Appendix A to this report.

As Planning Committee has already resolved to grant this application subject to agreement on the overarching Section 106 package, the only matter for consideration in relation to this application is the Section 106 package, common to all three applications, as set out in Appendix A.

The Human Rights Act 1998 came into force on 2nd October 2000. It requires all public authorities to act in a way which is compatible with the European Convention on Human Rights. This report has been prepared in light of the Council's obligations under the Act with regard to decisions to be informed by the principles of fair balance and non-discrimination.