

PLANNING COMMITTEE AGENDA - 23rd October 2019

Applications of a non-delegated nature

UPDATES

THE PLANS LIST	
1.	<p>18/02019/MOUT - Outline for the erection of up to 20 dwellings and associated access - Land at NGR 295508 103228 (Silverdale) Silverton Devon.</p> <p>Correction p25 Draft Silverton Neighbourhood Plan- once adopted it will become part of the Development Plan, not a Supplementary Planning Document.</p> <p>Material considerations section 1, principle of development, planning policy and 5 year housing supply, paragraph 12, sentence 3 is incorrect. It should state: “At the time of writing this report, the Planning Inspector has not raised any objection to the residential development allocations proposed in Silverton. However, the new strategic housing policies in the emerging Local Plan Review have not been determined as acceptable and therefore cannot be given any weight in the determination of this specific application.</p> <p>Material considerations section 5 Landscape and ecology, paragraph 7, line 6, is incorrect, it should state that “....external lighting should <u>not</u> be positioned to illuminate retained vegetation and areas beyond the survey area”</p> <p>A further letter of objection has been received and has been summarised:</p> <ul style="list-style-type: none"> ▪ Report does not have regard to or robustly justify the principle of 20 dwellings beyond the settlement limit of Silverton; ▪ Approval would be contrary to adopted and emerging planning policies; ▪ The Council can demonstrate a 7.43 year housing land supply and this should be given weight against approval of new homes in the open countryside as sufficient land identified in more appropriate locations; ▪ Relevant emerging policies must therefore be given some weight in the determination of the application and they have not been given any weight in the tilted balance; ▪ Not supported by emerging planning policies; ▪ Emerging policy S14 should be given weight in the tilted balance; ▪ Development would have an adverse visual impact, adverse impact on amenity, adverse impact on traffic and result in the loss of agricultural land.
2.	<p>19/00718/MOUT - Outline for the erection of 26 dwellings - Land at NGR 270904 112818(The Barton) Belle Vue Chawleigh.</p> <p>Correction p57 Main modifications to the Local Plan Review will (subject to future decisions of Cabinet and Council) be subject to public consultation. The consultation has not yet started.</p> <p>Recommendation to also include a further S106 requirement: 5% self build as serviced plots</p>
3.	<p>18/01711/MFUL - Formation of an open clamp (4630m2) for the storage of silage and provision of new access - Land and Buildings at NGR 288069 117081 (Gibbet Moor Farm) Rackenford Devon.</p> <p>Deferred</p>
4.	<p>19/01396/TPO - Application to fell 1 Oak tree protected by Tree Preservation Order 02/00006/TPO - Land at NGR 296476 113635 (Adjacent to 3 St Johns Close) Redvers Way Tiverton.</p>