

## PLANNING COMMITTEE AGENDA - 17th December 2019

### Applications of a non-delegated nature

### UPDATES

| THE PLANS LIST |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| 1.             | <p>19/01189/OUT - Outline for the erection of 2 dwellings (Revised Scheme) - Land at NGR 307538 116626 (North of Town Farm) Burlescombe Devon.</p> <p>Consultation response from Historic England dated 31 October 2019</p> <p>Thank you for your letter of 22 October 2019 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.</p> <p><b>Historic England Advice</b></p> <p>Historic England has now commented on many iterations of this scheme. Our most recent letter expressed some reservations about the increasing intensity of the development which resulted from the need to provide off-road turning spaces. This revised scheme now proposes to cover one of the parking spaces, landscaping the cover into the garden. The other turning space remains as previously submitted.</p> <p>Historic England regrets that it has not been possible to minimise the scope of the associated infrastructure for this development as any increase in the scale of the parking and landscaping will have an impact on the views to and from the adjacent Grade I listed church. It is also unclear how the proposed covered turning area will be constructed and therefore what the visual impact on the views towards the church from the road opposite will be.</p> <p>However, providing the detailed design of this proposed revision can be shown to minimise this potential impact to the satisfaction of your Conservation Officer, Historic England have no further comments to make on this application.</p> <p><b>Recommendation</b></p> <p>In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.</p> <p>Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.</p> |
| 2.             | <p>19/00210/MFUL - Demolition of buildings and erection of 18 dwellings and associated works, including vehicular access, garages, parking and landscaping - 36 Post Hill Tiverton Devon.</p> <p>Please note the following amendment to the bullet point three of the recommendation:</p> <p>Road connection, up to and including the boundary of the application site, to be constructed and made available for public use prior to the occupation of the 9th dwelling. The road to connect to the road within the adjacent northern site, currently under construction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| 3. | 19/00718/MOUT - Outline for the erection of 26 dwellings - Land at NGR 270904 112818(The Barton) Belle Vue Chawleigh.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 4. | <p>19/01132/MFUL - Erection of 20 dwellings with associated access, parking and landscaping - Land at NGR 283153 99974 Barn Park Crediton.</p> <p>Allocated projects for Public Open Space and Air Quality contributions are as follows:</p> <p>A financial contribution of £14,980 towards public open space provision in the Parish of Crediton, allocated to the provision of new or replacement play and/or exercise equipment at Barnfield Play Area, Crediton</p> <p>A financial contribution of £62,076 towards Air Quality mitigation in the Parish of Crediton based on the calculation of 14 x £4434 with the allocated project being measures necessary to assist with the flow of traffic through the Western Gateway, St Lawrence Green and/or the High Street in Crediton</p> |
| 5. | 18/01966/TPO - Application to part dismantle 1 Holm Oak tree, protected by Tree Preservation Order 10/00005/TPO - Land at NGR 284218 100950 (Between Old Tiverton Road & Pedlerspool Lane) Crediton Devon.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 6. | 19/01608/HOUSE - Erection of single storey extension and separate garage/annex/workshop accommodation<br>- Tanglewood Dukes Orchard Bradninch.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

## AGENDA REPORTS

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| 1. | <p>19/00118/MFUL -Outline for the erection of up to 105 dwellings, associated landscaping, public open space and allotments together with vehicle and pedestrian access from Siskin Chase and pedestrian access from Colebrooke Lane – land at NGR 301216 106714 (West of Siskin Chase) Colebrooke Lane Cullompton</p> <p>Deferred to 15 January 2020</p> |