

PLANNING COMMITTEE AGENDA - 11th March 2020

Applications of a non-delegated nature

UPDATES

THE PLANS LIST	
1.	<p>19/01862/FULL - Change of use of farm buildings to mixed B1/A2/B8 use and retention of external works - Land and Buildings at NGR 299326 114323 Bradford Farm Uplowman.</p> <p>Could Members please note that there is a typo on page 34/35 of the officer's report. Instead of reading "<i>due to the close proximity of the two sites, and the presence of similar gravel drive and parking areas present at this adjoining property, it is not considered that the car park works adequately respect the character of the surrounding area, without harming the rural context</i>", the 'not' should be omitted so the line reads as "<i>due to the close proximity of the two sites, and the presence of similar gravel drive and parking areas present at this adjoining property, it is considered that the car park works adequately respect the character of the surrounding area, without harming the rural context.</i>"</p> <p>The applicant has requested an amendment to the wording of conditions 7 and 11 should planning permission be granted. It is requested that condition 7 allow a period of 5 months rather than 3 months to carry out the required works to the bee keeping storage building, to allow the works to take place in summer. The proposed amendment to condition 11 would allow its use for agricultural purposes in addition to the uses ancillary to bee-keeping activities taking place on site. It is proposed to change the wording as follows: <i>The bee keeping storage building hereby approved shall at all times be used for purposes ancillary to the bee keeping or agricultural activities taking place on site and shall not be used for any non-agricultural activity.</i></p>
2.	<p>19/01840/FULL - Erection of 3 dwellings and part demolition of garage to 1 Gaters Gardens to provide access - Land at Gaters Orchard and 1 Gaters Gardens Sandford Devon.</p>

AGENDA REPORTS	
	<p>19/01608/HOUSE - Erection of single storey extension and separate garage/annex/workshop accommodation - Tanglewood Dukes Orchard Bradninch.</p> <p>The neighbouring occupier, Mrs Brown, has provided additional photographs of the site, and the relationship with her property, 2 Dukes Orchard. These have been added to the public website</p>
	<p>19/01156/FULL - Installation of a 24MW Reserve Power Plant with associated infrastructure - Land at NGR 302839 111143 Lloyd Maunder Road Willand.</p> <p><u>Amended wording for condition 3:</u> <i>3. No development shall take place until a scheme to ensure that only fuel from renewable sources is used to power the approved development is submitted to, and approved in writing by, the LPA. The submitted scheme shall include, but shall not be limited to:</i> <i>a) measures to ensure that the power plant is only fuelled using bio-methane or other renewable sources;</i> <i>b) enrolment in the 'Renewable Energy Guarantees of Origin' Scheme (or such subsequent equivalent schemes);</i> <i>c) enrolment in the 'Green Gas Certification Scheme' (or such subsequent equivalent schemes);</i> <i>d) the recording mechanism for demonstrating the source and quantity of fuel used;</i></p>

e) mitigation measures to be deployed should non-renewable sources be utilised at any time, including the retrospective purchase of renewable units and the cessation of the use and operation of the facility until the mitigation measures agreed in writing by the LPA have been carried out in full to the satisfaction of the LPA; and
f) the provision of an annual monitoring report to be submitted to the LPA detailing compliance with a) – e) above.

The development shall be operated at all times only in accordance with the approved scheme for the lifetime of the development and the LPA will be afforded such reasonable opportunities to visit and monitor the development as it sees fit, notwithstanding the annual monitoring report.

Amendment to the officer report:

p.89 under **8) Conclusion** - 'The proposal is considered to be **unacceptable**, having regard to' This should read, 'The proposal is considered to be **acceptable**, having regard to'

The decision has been taken to defer this item from Planning Committee this afternoon as we cannot locate the EIA screening opinion for this application. The item falls within schedule 2 of the EIA 2017 Regs and consequently needs to be 'screened' to see if a formal Environmental Statement is required and that resulting document placed in the public domain