

**PLANNING COMMITTEE AGENDA - 4th March 2015**

**Applications of a non-delegated nature**

**UPDATES**

<b><u>Item No.</u></b>	<b>Description</b>
	Enforcement Item
Agenda Item 6	<p>ENF/14/00142 - <b>Manor House Hotel, 2-4 Fore Street, Cullompton.</b></p> <p>Additional recommendation: That the Legal Services Manager be authorised to take any appropriate legal action including compulsory purchase. In the event of any failure to comply with a any notice served, the additional authority to prosecute, take direct action and / or seek a court injunction.</p>
1.	<p>14/01943/FULL - Erection of dwelling at Three Tuns, 14 Exeter Road, Silverton.</p> <p>1 further objection summarised as follows:</p> <ul style="list-style-type: none"> <li>• There is a right of way across the car park to the rear of the cottages backing onto the car park</li> <li>• As the pub was developed in the past, there was always a requirement to increase the car parking provision in line with the improvements. The current application would reduce the level of parking available and increase parking on the road.</li> </ul> <p>Officer comments: These issues are dealt with in the officer's report.</p>
2.	<p>14/02077/FULL - Erection of a dwelling with parking and associated access (Revised scheme) at 11 Uplowman Road, Tiverton, Devon.</p>
3.	<p>15/00062/FULL - Relocation of existing parking spaces with access and erection of 2 dwellings with altered access at Land at NGR 296643 113493, Beech Road, Tiverton.</p> <p>Tiverton Town Council – 18th February 2015 Whilst supporting the application for 2 dwellings the council is concerned about the proposed re-location of car parking spaces for residents and would suggest that present garden space be utilised rather than the proposal, which is feared could result in vandalism and increased crime. Tiverton Town Council respectfully requests that a site meeting be held to outline the problems and the possible solutions.</p> <p>Officer comments: MDDC has been in discussion with residents and will be providing off-street parking within the front garden of the one dwelling that does not currently have such an arrangement. The relocation of the existing parking spaces has been removed from the plans.</p>
	<b>AGENDA ITEM</b>
	<p>14/01847/MFUL - Erection of 44 apartments for older persons, including communal facilities, associated car parking including construction of parking deck and landscaping (Revised Scheme) - Land and Buildings at NGR 295350 112455, (Rear Of Town Hall), Angel Hill Tiverton.</p>

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	<p>Amendments / clarification to report: The upper parking deck area provides 9 spaces. Parking on the two levels is connected with the lower development area by a lift / stair tower. In addition the upper area connects with an entrance to the apartment building on the second floor. Finished floor level is 63.3m and above the minimum advised in the flood risk assessment of 61.5m AOD.</p> <p>Additional information received from the applicant's drainage consultant in response to representations:</p> <p>Surface water drainage. It was recognised that flood risk would occur when the river levels reach approximately 61.00mAOD as this would leave the flap valves unable to open. If a rainfall event occurs in conjunction with this high water level in the river then the developments' system would be unable to operate. Discussions with the Environment Agency indicated that the river levels could keep the flaps closed for up to 9 hours. A storm generating approximately 4.0mm rain/hour for a 9 hour period would generate the need for 75,600 litres of storage (75.6m<sup>3</sup>). This provision has been made by placing two storage tanks measuring 20x4x0.55m (83.6m<sup>3</sup>) adjacent to the building. It has been agreed with the Environment Agency that the probability of these two storm events occurring simultaneously is high enough and consequently, the WSP Surface Water drainage proposals provides a sufficiently robust solution to mitigate against flood risk via this mechanism.</p> <p>On 20 February 2014 Chris Khan of the Environment Agency wrote a letter granting formal consent as required by the Water Resources Act 1991 for two 100mm flapped outfalls to the River.</p> <p>Foul Water. The combined sewer on the site is the responsibility of South West Water. On this basis, the sewer diversion works are being procured under Section 185 of the Water Industry Act 1991. Draft drawings prepared by South West Water's consultants indicate that the sewer will be at approximately the same depth as the existing. We do not anticipate that the sheet piling or sewer works will alter the movement of groundwater within the area, but we will inform South West Water of Mr Thomas' observations and ask them to consider the inclusion of his proposals.</p>
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