

PLANNING COMMITTEE AGENDA - 18th March 2015

Applications of a non-delegated nature

UPDATES

Enforcement Item

14/00124/UDRU – Rowey Bungalow, Witleigh

<u>Item No.</u>	Description
1.	14/01915/FULL - Variation of Condition 10 of Planning Permission 14/00575/MFUL to allow for the erection of an Anaerobic Digestion (1,000Kw installed capacity) Facility at Land at NGR 283096 113579 (Menchine Farm), Nomansland, Devon.
2.	<p>14/02116/FULL - Erection of retail store, formation of access, car parking and service area, with landscaping and associated works at Land at NGR 303843 111382 (Mid Devon Business Park), South View Road, Willand.</p> <p><u>Further correspondence from DCC Highways</u> - Email dated 3rd March 2015 to Local Ward Member and copied to MDDC - I have spoken to the safety team and given the Traffic flows and the existing facilities, it is felt to be adequate for the development and it would be unreasonable to impose a condition for controlled crossings and given the evidence I could not justify such a condition at appeal. I will look at the existing crossings to ensure they are adequately constructed, e.g. tactile provision etc. and if they fall short their upgrade to current best practice would I feel be reasonable.</p> <p>Email dated 4th March 2015 - Further to My email yesterday I visited the site and can confirm that the current crossing facilities are to current standards and no additional works will be required. If the developer wishes to make a magnanimous gesture and offer zebra crossing facilities they will probably be feasible from a technical perspective. But would need to be a good will gesture by the developer. I would be happy to work with the developer if they so wish to make the gesture</p> <p><u>Update on drainage</u> – following the consultation response from the Environment Agency, the applicant has confirmed that the finished floor level will be 82.35AOD and the EA have confirmed that this is acceptable. There are no outstanding drainage issues.</p> <p><u>Update on amenity of nearby residents</u> – The formal response of Env Health was received just as the agenda was published so consultation response was able to be published on the agenda. EH were specifically asked to consider the noise from generators, deliveries etc. They have advised that they have no objections to the proposals and therefore the impact on amenity is considered to be acceptable.</p>
3.	15/00069/FULL - Creation of new farm entrance at Land and Buildings at NGR 271138 108264(Road from West Barton Cross to Eggesford Cross), Nymet Rowland, Devon.

PLANNING COMMITTEE AGENDA - 18th March 2015

Applications of a non-delegated nature

UPDATES

	AGENDA ITEMS
	<p>14/00881/MOUT – Land East of Tiverton, South of A361, and both North and South of Blundells Road, Uplowman Road, Tiverton</p> <p>Page 134 / 135:</p> <p>Add condition and reason 18 as follows:</p> <p>Noise from operations conducted at any of the employment premises on the application site shall not at any time exceed a decibel level of LAeq (1hour) 55 dB as measured on any boundary of the site with adjoining residential properties, between the hours of 0700 and 1900 on Mondays to Fridays and 0700 and 1300 on Saturdays, and LAeq (15min) 45 dB(A) during any other time including Bank Holidays.</p> <p>Reason: To ensure that the proposed development does not prejudice the amenity of residents in the locality by reason of noise.</p> <p>Page 131: amend condition 2 as follows:</p> <p>2. Prior to the submission of a reserved matters application the following supporting information shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>i) Illustrated urban design and architectural principles, including block types and principles, parking, boundaries, public realm codes for character areas and architectural guidelines,</p> <p>ii) A strategy for the management and maintenance of all green infrastructure across the application site and the other land owned by the applicant that falls within the boundaries of the adopted Masterplan Area. The Strategy document shall set out the management, maintenance, access and use arrangements for each land parcel and a delivery plan identifying a trigger date for the completion of each of the relevant land parcels.</p> <p>iii) A low emissions strategy.</p> <p>Reserved matters applications for the site shall incorporate the approved details.</p> <p>111/128</p> <p>A further response has been received from South West Water, and a verbal update will be provided on any further changes to the recommendation at the meeting in connection with sewerage infrastructure.</p> <p>Page 96, Further comments from the Highway Authority regarding specific comments to address comments made by Blundells School:</p>

PLANNING COMMITTEE AGENDA - 18th March 2015

Applications of a non-delegated nature

UPDATES

	<p>Taking the points in order the designs of the junctions are such that they cater for the capacity, these may have changes to them through the reserve matter applications which will inform the design and by the street scene and frontage treatment sought by the planning Authority and the planning committee. The conditions imposed by the Highway Authority require full details to be approved in writing, therefore the DWGC698/21 does not prejudice our design for the traffic calming which has recently been consulted upon and the influence of the street design has been emphasised and will influence the scheme that comes forward.</p> <p>Traffic modelling has been undertaken on the junctions and the Highway Authority are happy with the outcomes and the modelling has influenced the design of the roundabout and has allowed a reduction in size to a 28 ICD. It should also be noted that sufficient land is to be made available to increase this diameter should future development to the East come forward. Again the pallet of materials and indeed the type of roundabout will be influenced by the estates design through the reserved matter application. While a standard roundabout is shown a "Poynton style roundabout" can be constructed subject to additional traffic calming necessary for this type of design to work. The initial safety audit for the design has been carried out by the highway Authority as part of the process of assessing the planning application. It's further design and construction will be subject to stage 2,3, and 4 safety audits secured through the highway legal agreements necessary for the construction. Further construction design and material choices are all conditioned and subject to LPA approval.</p> <p>Page 111 and 128:</p> <p>With regards to the matters raised by local residents and South West Water (SWW) regarding sewerage infrastructure, the following clarification has been provided by SWW regarding how they plan for and ensure there is sufficient capacity to accommodate new development:</p> <p>SWW do not automatically include an allocated site in our business planning process as there is no guarantee that anyone site will be promoted and built out. Once developer interest has been expressed and there is some certainty with regard to the commencement of development of a site a detailed evaluation process can be undertaken, and then utilising the Requisition process for network upgrades, (after a developer has certainty of timing), we can provide certainty to the developer and LPA that the extra flows can be accommodated. In order to make this work though we may need to have planning conditions suitable for the development of a site to be controlled until any necessary network upgrades can be provided.</p> <p>Given that SWW have confirmed that they know that the extra flows from up to 650 houses across the masterplan area can be accommodated before they may need to undertake any further capacity work, and a resolution has been passed approving up to 330 houses under LPA ref: 13/01616/MOUT, the following conditions is recommended as condition 19 for consideration by the committee to redress this issue:</p>
--	--

PLANNING COMMITTEE AGENDA - 18th March 2015

Applications of a non-delegated nature

UPDATES

	<p>No more that 320 of the dwellings on the application site shall be occupied, until the completion of works to ensure sufficient capacity at the Tiverton Sewage Works to accommodate the foul water drainage from the development proposed, or it is confirmed in writing by the sewerage undertaker that sufficient capacity exists to accommodate the development.</p> <p>Reason: To ensure there are adequate water company (public) sewerage facilities to receive foul water flows from the development in order to safeguard the environment.</p> <p>Page 91 replace clause xviii as it is drafted regarding the transfer of land for use as allotments to only be necessary if the local residents continue to be of the view that it would be a positive use for this area of green infrastructure. Whilst the applicant would be happy to facilitate the use he would not support any land transfers but would be willing to make the land available.</p>
	<p>14/01748/MARM – Land and Buildings at NGR 302994 107178 (Former Cummings Nursery) Culm Lea, Cullompton</p> <p>APPLICATION WITHDRAWN BY APPLICANT</p>
	<p>14/01847/MFUL – Land and Buildings at NGR 295350 112455 (Rear of Town Hall) Angel Hill, Tiverton</p>
	<p>15/00033/FULL – Ravensdale, Blackborough, Cullompton</p> <p>This application was called to Committee by Cllr D Pugsley for the following reasons:</p> <ol style="list-style-type: none">1. It will not affect the appearance of the place.2. The access is already there.3. Extra traffic will be minimal and the road is quite adequate for it.4. The Parish Council have considered it carefully and in detail, and are happy with it.