

PLANNING COMMITTEE AGENDA - 1st April 2015

Applications of a non-delegated nature

UPDATES

<u>Item No.</u>	<u>Description</u>
1.	<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>Following committee of 18th March, discussions have been taking place between the applicants and DCC Highways regarding the most appropriate location for the new crossing point which was requested by members at that earlier meeting.</p> <p>Initially, Ian Sorenson (DCC Highways) went out on site to look at the possibilities. Whilst the committee's favoured location was a new crossing on South View Road, Ian has advised that 'for vehicles approaching from the North west along south view road the close boarded fence obstructs visibility to the crossing and is in the control of the resident so without their consent it will stop a zebra being installed.'</p> <p>Consequently, other options have been investigated and Ian is happy that a safe crossing point can be provided on the Halfway house leg of the B3181, and an additional drawing has been provided to illustrate this.</p> <p>Whilst we have this general scheme for the purposes of the planning permission, the finer details will need to be resolved via a s278 agreement between applicant and DCC post planning permission being granted and prior to installation.</p> <p>A <u>further condition</u> requiring provision of the crossing before the first opening of the shop to the public is therefore recommended as follows: Condition 11: The proposed retail store shall not be first open to the public until such time as the zebra crossing shall have been provided on the B3181 in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority. Reason 11: To ensure that adequate facilities are in place to enable pedestrians attracted to the facility and to access the site safely.</p>
2.	<p>14/02132/FULL - Conversion and extension of former public house into six dwellings at Former Hare & Hounds, 138 Chapel Street, Tiverton.</p>
3.	<p>15/00011/FULL - Erection of dwelling following demolition of existing partially demolished barns at The Old Forge, (Adjacent To Hill View Farm), New Buildings.</p> <p>Consultation response received from Conservation Officer – 24th March 2015</p> <p>The Conservation Officer agrees that the lack of assessment of impact on the setting of various listed buildings and the street scene in general is a gap in the information provided.</p>

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	<p>New buildings is not a conservation area but is an historic and picturesque village with various Grade II listed buildings. The dilapidated and partially demolished building is not contributing positively to the area but the proposed replacement building is poorly designed also and is a mock-conservation with little detailing to convince me that it would make a positive impact on the setting of the listed buildings. The Conservation Officer agrees therefore that the application should be refused.</p> <p>Further letter of support received 16th March 2015 – summarised as follows:-</p> <ul style="list-style-type: none">• Scheme will tidy up place• The builder has just renovated a similar property nearby which has been tastefully done• Hopes that the Council will look favourably on the application <p>Page 99 of report, last para: Correction – Sentence reading:</p> <p>“The hamlet consists of a mix of some 21 traditional thatched cottages and modern properties, including bungalow to the north west of the site”</p> <p><u>To read:</u></p> <p>The hamlet consists of a mix of some 38 traditional thatched and slated cottages and modern properties, including bungalow to the north west of the site”</p> <p>Page 103 of report, penultimate para: Correction – Sentence reading.</p> <p>“It would previously have had a corrugated iron roof and the site also appears to have contained a well”</p> <p><u>To read</u></p> <p>“It would previously most likely have had a corrugated iron roof (subsequently converted to natural slate) and the site also appears to have contained a well”</p> <p>Page 105-106 – Sentence reading</p> <p>“At the time of this report , the further comments of the CEHO have yet to be received, and will be reported to the Committee, although such matters can normally be controlled by suitable conditions requiring remedial or other works as may be necessary”</p> <p><u>To read</u></p> <p>“The further comments of the CEHO have now been received with regards to a Phase 2 intrusive investigation and risk assessment, and which are as now reported under the ‘Consultations’ section of this report. The views of the CEHO are that the assessment of the works and procedures as set out in the submitted Ruddlesden Contamination Report must be completed and in accordance with an agreed remediation scheme. These conditions would need to attach to any grant of planning consent for this scheme.”</p>
4.	15/00197/FULL - Erection of extension to front, side and rear elevations; conversion of part garage to form additional living accommodation with room above and provision of hardstanding for the parking of vehicles (Revised scheme) at 52 Oak Close, Tiverton, Devon.

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	<p>One further letter of support was received on the 30/03/2015 - summarised below;</p> <ul style="list-style-type: none"> • The neighbouring dwelling fully supports the proposal as they do not think it will impact on their property. • The applicants have consulted with their neighbours from the start of the process • A large dormer window behind the neighbouring dwelling was permitted, which causes more harm than this scheme. (The dormer window was permitted development and the local planning authority has no control over this) • This proposal will allow the family to remain in their dwelling for a longer period of time.
5.	15/00280/FULL - Erection of single storey side extension and veranda to front (Revised scheme) at Thurlescombe East, Ash Thomas, Devon.

Agenda Items

1.	<p>14/00881/MOUT - Outline for a mixed use development comprising up to 700 dwellings, 22,000 square metres of B1/B8 employment land, care home, primary school and neighbourhood centre with associated access including a left in left out junction on the westbound A361 and access and egress onto Blundells Road at Land East of Tiverton, South of A361, and Both North and South of Blundells Road, Uplowman Road, Tiverton.</p> <p>Amendments to description of proposal as described on page 21 as follows.</p> <p>Outline application for a mixed use development comprising up to 700 dwellings, 22,000 square metres of B1/B8 employment land, care home, primary school and neighbourhood centre with associated access including a left in left out junction on the westbound A361 (already permitted under LPA refs: 14/00667/MFUL and 14/01168/MFUL) and access and egress onto Blundells Road.</p> <p>Updates as Planning Committee 18th March 2015 – (See minute 171 pages 16-19 of Agenda 1st April 2015).</p> <p>Except: Condition 2: Amend iii) as plans 'A low emissions strategy together with details of proposed implementation of mitigation measures with associated timescale'.</p>
2.	<p>14/02077/FULL - Erection of a dwelling with parking and associated access (Revised scheme) at 11 Uplowman Road, Tiverton, Devon.</p> <p>Deferred until 22nd April 2015 Committee</p>

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Enforcement Item

1.	14/00177/UDUR – Unauthorised development satellite dish front elevation in a conservation area at 11, New Street, Cullompton, Devon, EX15 1HA
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