

PLANNING COMMITTEE AGENDA - 2nd February 2022

Applications of a non-delegated nature

UPDATES

THE PLANS LIST	
1.	<p>21/02158/FULL - Variation of condition 2 of planning permission 21/00443/FULL to allow substitute plans - Change of use of land for the siting of 2 glamping tents and associated facilities - Deer Park Camping Hockworthy Wellington.</p> <ol style="list-style-type: none">1. A revised version of plan reference P/SS/01, now Rev 3. This shows an additional floor plan for the facilities building noting the layout to include storage of an emergency telephone, honesty box for store, emergency contact details, fire extinguisher and first aid kit.2. Rope light specification, showing a typical detail for such lighting, this was alongside an email which confirmed that this rope light is proposed or another of the same specification.3. A specification for the outdoor wall light fitting4. A specification for the Rusty Slot 80, outdoor floor stand LED light5. A specification for the Adana Solar Lantern6. A letter from the Ecologist, Richard Green Ecology confirming the following: <i>'An extended phase 1 habitat survey of land at The Deer Barn, Hockworthy, Wellington, TA21 0NW, NGR ST 03716 19607, was undertaken by Richard Green Ecology Ltd on 18 March 2021.</i> <i>Since the initial survey and ecological appraisal report issued on 1 April 2021 (Richard Green, 2021), there have been some minor amendments to the proposal plans.</i> <i>The initial proposal plans included the installation of two bell tents, three shower and W.C shacks, and a car park screened by a new double row native species hedge, with no external lighting.</i> <i>The amended proposal plans include the installation of one bell tent, a larger safari tent, three shower and W.C. shacks, a car park screened by a new double row native species hedge, and a variety of low energy lighting solutions (refer to Figure 1).</i> <i>The amended plans would increase the loss of improved grassland from approximately 550 m2 to approximately 570 m2, considered to result in a negligible ecological impact.</i> <i>The addition of external lighting is also considered to result in a negligible ecological impact, given that the proposed lighting is to be at a low Lux level and to use passive infrared (PIR) sensors. The site boundaries would remain dark, resulting in minimal impact upon commuting and foraging bats that may be crossing the site or foraging around trees and hedgerows.</i> <i>The other measures for ecological mitigation and enhancement referred to in our ecological appraisal report would remain unchanged.'</i>7. A photograph of the proposed canvas lodge adopting beige canvas. This application originally proposed green canvas but this is not available at present and so the agent has sent an email to confirm that the applicant is now proposing that either green or beige canvas will be used for the canvas of the canvas lodge. This will be dependent on the availability of the canvas at the

	<p>time that it needs replacing. The approved glamping tents were proposed to be beige and the canvas lodge was proposed to be green at the time of completing the committee report. Both the beige canvas and the green canvas has been considered acceptable by officers and it is not considered that varying between these two colours will cause any harm to the character or appearance of the locality.</p> <p>8. A brochure for the canvas lodge include build specification</p> <p>9. In addition to the attached documents/plans, the Agent has confirmed that the scaling on the plans is accurate, an additional block plan has also been submitted omitting the aerial photograph and clarifying the position of the proposed holiday units and facilities blocks.</p> <p>The outstanding matters referred to within the recommendation are now considered to be resolved. The updated recommendation is now as follows: <i>Conditional approval. Final wording and drafting of conditions to be delegated to the Interim Development Management Manager.</i></p>
2.	<p>21/01956/FULL - Erection of a three-storey block of 6 dwellings with associated soft and hard landscaping works - Garage Site 10 to 19 St Andrews Road Cullompton.</p> <p>31.01.22 Response received from Ward Member Cllr Ashley Wilce:</p> <p>'I wish to echo Cllr Woollatt's concerns over parking and the increased pressure that any development not complying with local planning policy in this regard, will cause. Cullompton is a rural commuter town without a train station and poor links to the nearest one, not an urban conurbation well-served by public transport, or with a wealth of local jobs. Cars - and parking for them – are a necessity until such time as this situation significantly improves. If the developer plans to place reliance on the argument that cars are not needed for those living in the Town centre, such a position is clearly untenable; residents already have to drive around trying to find somewhere to park.'</p> <p>02/02/22 21/01956/FULL - Erection of a three-storey block of 6 dwellings with associated soft and hard landscaping works on Garage Site 10 to 19, St Andrews Road, Cullompton</p> <p>Response received from Conservation Officer – 2/02/22</p> <p>The site is in an elevated position on the hillside as the land rises up St Andrews Road, and it separated from the conservation area by the public car park to the east. To the south the conservation area includes the dwelling to the rear of No 28 High Street off of St Andrews Road. Listed Buildings near the site are Nos 28, 38, 40, 42 and 44 (all separate entries). This part of the conservation area is clearly visible from the site and vice versa. There is clear inter-visibility between the listed building at Nos 28, 40 and 42 with the site.</p> <p>It should be noted that the draft Cullompton Conservation Area Assessment and Management plan, due for adoption at Full Council on the 23rd of February does not propose any changes to the extent of the conservation area nearby. There are no</p>

	<p>important unlisted buildings nearby.</p> <p>You will recall that when you first consulted me on this application I visited the site and noted that the proposal had potential to impact on heritage assets: the conservation area and nearby listed buildings. No heritage assessment had been submitted with the application, and the application was contrary to policy DM25 and the NPPF in that respect.</p>
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AGENDA REPORTS	
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	<p>16/01707/MOUT – S106 Allocation</p> <p>Response received from Children’s Services at D.C.C.:</p> <p>‘Given the viability assessment completed on this application, we understand that full education contributions originally signed into a section 106 agreement against this development cannot be secured. Therefore, as you have requested, we have reviewed our position and provide a revised response below based upon current pupil forecasts within Tiverton.</p> <p>Regarding the above application, Devon County Council has identified that the proposed increase of 41 family type dwellings will generate an additional 10.25 primary pupils and 6.15 secondary pupils which would have a direct impact on the Primary Schools in Tiverton and Tiverton High.</p> <p>In order to make the development acceptable in planning terms, an education contribution to mitigate its impact will be requested. This is set out below:</p> <p>In accordance with the Education Infrastructure Plan 2016-2033, DCC will consider the adopted Local Plan allocations in addition to the forecast spare capacity and already approved but not yet implemented developments. We will share the forecast spare capacity of an area proportionately between all outstanding development sites allocated in the Local Plan. Based on this, a percentage is established, which will be requested for developments in the area.</p> <p>The primary schools in Tiverton are forecast to have capacity for the number of pupils likely to be generated by the proposed development. Therefore a contribution towards primary education infrastructure will not be sought.</p> <p>Tiverton High is forecast to have capacity for 96% of all pupils likely to be generated by the proposed development. Therefore, Devon County Council would seek a contribution based on the Tiverton secondary percentage of 4% of the total number of pupils generated directly towards additional secondary education infrastructure at Tiverton High School. The contribution sought towards secondary is £5,790 (based on the DfE extension rate of £23,540 per pupil). This would relate directly to providing secondary education facilities for those living in the development.</p> <p>All contributions would be subject to indexation using BCIS, it should be noted that education infrastructure contributions are based on June 2020 rates and any indexation</p>
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	<p>applied to contributions requested should be applied from this date.</p> <p>The amount requested is based on established educational formulae (which related to the number of primary and secondary age children that are likely to be living in this type of accommodation) and the cost of transporting pupils from Bampton to Tiverton High. It is considered that this is an appropriate methodology to ensure that the contribution is fairly and reasonably related in scale to the development proposed which complies with CIL Regulation 122.</p> <p>In addition to the contribution figures quoted above, the County Council would wish to recover legal costs incurred as a result of the preparation and completion of the Agreement.'</p>
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