

PLANNING COMMITTEE AGENDA - 5th October 2022

Applications of a non-delegated nature

UPDATES

THE PLANS LIST	
1.	22/01753/NMA - Non-material amendment for 21/01957/FULL to allow reduction of building width by 1.5m, increase the stair core height by 0.6m and addition of a fixed clear glazing panel above the East elevation windows - Garages and Forecourt Shapland Place Tiverton.
2.	22/01668/TPO - Application to reduce limbs on south and southeast aspect of one Oak tree protected by Tree Preservation Order 94/00008/TPO by 3-5m, thin sub-lateral branches by 20%, reduce extended limb resting on floor to 4-5m from stem (truncating the limb) and truncate southwest limb at c.2.5m in height to c.3m from stem; crown reduce top height and northern aspect by c.1.5m and reduce the remainder of the south, southeast and west aspect by c.3-4m along with crown thinning of sub lateral branches c.10% - Land at NGR 295892 103149 Wyndham Road Silverton.
3.	22/00398/MFUL - Erection of swimming pool building, conversion of squash courts into a P.E. department, external services compound and associated landscaping - Land at NGR 297202 113154 (Blundells School) Blundells Road Tiverton.
4.	<p>22/00665/MFUL - Retention of silage clamp and erection of roof over</p> <p>Retention of silage clamp and erection of roof over - Land at NGR 299554 112915 (Red Linhay) Crown Hill Halberton.</p> <p>29/09/22</p> <p>Officers consider that it is necessary to clearly define the recommendation for approval to ensure that the proposed silage clamp is used for agricultural purposes only. Additional condition no.6 is therefore proposed:</p> <p>The building hereby approved shall be used only for agricultural purposes as defined in Section 336(1) of the Town and Country Planning Act 1990 and if at any time the building ceases to be used or required for such purpose it shall be removed and the site re-instated in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the building is used for agricultural purposes only since it lies within a countryside location where restrictive planning policies apply.</p>
5.	<p>22/00706/MFUL - Construction of vehicular access onto Tiverton Road and construction of spine road and associated infrastructure to facilitate the North West Cullompton urban extension - Land North West of Cullompton Tiverton Road Cullompton.</p> <p>28/09/22</p> <p>Paragraph 6.12 of the report recommends a condition requiring a Written Scheme of Investigation in respect of archaeology to be submitted and approved by the Local Planning Authority and this is recommended to be secured by condition 7. The Written Scheme of Investigation has now been approved by Devon County Council's Historic Environment team and it is therefore recommended that condition 7 be replaced with the following condition:</p>

	<p>'The development shall proceed in accordance with the Written Schemes of Investigation prepared by Cotswold Archaeology (CA project refs: CR0641 & CR0905 Revision C, dated 6th May 2022) and submitted in support of this planning application. The development shall be carried out at all times in accordance with the approved schemes. The development shall not be brought into its intended use until (i) the post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation and (ii) that the provision made for analysis, publication and dissemination of results, and archive deposition, has been confirmed in writing to, and approved by, the Local Planning Authority.</p> <p>Reason: To ensure, in accordance with Policy DM25 of the Mid Devon Local Plan 2013-2033 and paragraph 205 of the National Planning Policy Framework (2021), that an appropriate record is made of archaeological evidence that may be affected by the development, and to comply with Paragraph 205 of the NPPF, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure that the information gathered becomes publicly accessible.'</p>
6.	<p>22/01255/MFUL - Erection of 70 affordable dwellings including associated roads, footpaths, landscaping and amenity area - Land at NGR 298768 113600 Uplowman Road Tiverton.</p> <p>29/09/22</p> <p>Since the officer report was finalised confirmation has been received from Royal Devon University Healthcare Foundation Trust (23 September 2022) that their contribution request has been withdrawn; this on the understanding that the development is 100% affordable housing.</p>