

PLANNING COMMITTEE AGENDA - 23rd September 2015

Applications of a non-delegated nature

UPDATES

<u>Item No.</u>	Description
1.	15/00827/FULL - Erection of two-storey extension to form workshop, office and garden machinery stop and store at Trumps Engineering, The Forge, Parsonage Street.
2.	<p>15/00934/MARM - Reserved Matters for the erection of 100 dwellings, including garages, domestic outbuildings and structures, associated infrastructure, estate roads, footways, car parking courts, drainage, pumping station and landscaping, together with all other associated development, following Outline approval 13/00859/MOUT (Revised scheme) at Land and Buildings at NGR 302994 107178 (Former Cummings Nursery), Culm Lea, Cullompton.</p> <p>Amendments to the numbered conditions page 36 as follows:</p> <p>Condition 1: Add additional line to end 'No other materials shall be used'.</p> <p>Condition 4: Replace with the following wording 'The development hereby approved shall not be carried out otherwise than in accordance with an approved phasing programme that shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site.</p> <p>Condition 5: Replace with the following wording: 'The occupation of any dwelling in an agreed phase of the development shall not take place until a footpath link from the application site direct to Honiton Road has been constructed and is available for use.'</p> <p>Condition 7: Delete</p> <p>Condition 9: Revise first line to read 'no development shall take place until a scheme to minimise dust emissions during construction has been submitted to and approved in writing by the Local Planning Authority'.</p> <p>Condition 11: Delete 'to the written satisfaction of the Local Planning Authority'.</p>
3.	<p>15/00980/FULL - Construction of new vehicular access to holiday cottage at Land and Buildings at NGR 278019 96892 (Rock Park Farm), Woodland Head, Yeoford.</p> <p>Page 41: Additional Information received from the applicant (summarised as follows):</p> <p>1. Photograph to show existing access track to holiday cottage: received 16.9.15</p> <p>2. Further letter from West Country Holidays restating concerns that the existing trackway to holiday cottage will cause damage to holiday-maker vehicles; also would not be possible to get an emergency vehicle to the cottage should the need arise. A new road would be used by 1 single car on a couple of occasions per day: received 16.9.15</p>

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	<p>3. Letter of support received from a Sally Carter/Clive Carter (former residents) stating that there was always a gateway into the field mid-way down the back road that runs behind the cottages at Woodland Head: received 16.9.15</p> <p>Page 42: Further comments received from Parish Council on 11.9.15 (summarised as follows):</p> <ul style="list-style-type: none"> • The Parish Council wish to restate their views that they are unable to support this application as it is considered that the 2 existing entrances are adequate to serve the site. • The Parish Council has taken into the views/comments it received from neighbouring residents : the application has been considered to contain confusing statements /information relating to future use of the holiday cottage, and in particular if equestrian use was intended , which would be the principal purpose of the new entrance. • Concerns continue to be raised on the width of the road and the encroachment onto others’ property: specifically ,if turning “right” (west out of the entrance within100m is a blind bend cross roads. If turning “ left” (east) vehicles , to join the Yeoford to Cheriton Bishop road, have to make a steep turn around another difficult junction. Such dangers are increased if vehicles are towing trailers. • Currently, the property enjoys an entrance at the second junction , as if a cross-roads. The visibility is reasonable and no awkward manoeuvring is necessary to get onto the adjacent lane and on the main road itself. <p style="color: red;">Amendments to conditions and reasons page 45 as follows:</p> <p style="color: red;">Condition 5: Delete ‘to the written satisfaction of the Local Planning Authority’.</p> <p style="color: red;">Reason for conditions 4 and 5: To prevent surface water run off onto the highway.</p> <p style="color: red;">Reason for condition 5 as printed – relabel as reason 6.</p>
4.	15/01130/FULL - Removal of Condition 3, holiday occupancy condition, of Planning Permission 05/01218/FULL at The Barn, Pugham Farm, Westleigh.
5.	15/01149/FULL - Installation of 16 ground mounted solar panels to generate 4 KW of power at Yarde Down Farm, Silverton, Exeter.

Enforcement

1.	14/00124/UDRU – Rowey Bungalow, Withleigh, Tiverton, Devon, EX16 8JJ
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