

PLANNING COMMITTEE AGENDA - 21st October 2015

Applications of a non-delegated nature

UPDATES

<u>Item No.</u>	Description
1.	15/00968/FULL - Erection of single storey extension at 4 Portway Gardens, Willand Old Village, Willand.
2.	15/01086/FULL - Erection of petrol filling station including sales (200sqm shop), dispensing forecourt and canopy, underground tanks and associated pipework, air/water machine, parking, floodlights, service yard area and new surface finished, removal of existing pumps and relocation of car sales at Willand Service Centre, Willand, Cullompton.
3.	15/01234/FULL - Erection of dwelling at Exe Valley Practice, 3 Coach Road, Silverton. 16 th October 15 - The Parish Council recommends refusal of the above application as it feels the proposed works are an overdevelopment of the site.
4.	15/01438/FULL - Installation of 150KW ground mounted solar panels at Land at NGR 280054 113389(Woodford Farm), Witheridge, Devon. Two further representations have been received: 19 th October 2015 Morcharad Bishop Parish Council: no comments. Cruwys Morcharad Parish Council: no objections. The additional representations do not raise any further issues to be considered in determining the application.
AGENDA ITEMS	
1	15/00650/MARM – Erection of 285 dwellings including community centre, green infrastructure, public open space, vehicle access points, internal roads, pedestrian/cycle links and associated works at Land at NGR 301001 107388, North of Knowle Lane, Cullompton 16 th October 2015 1. Revised tracking plans have been provided following the comments of the Highway Authority. The Highway Authority has confirmed that it is content that the issues raised in their earlier comments have now been addressed. 2. Revised landscaping plans have been received which address the issues raised by the Police Architectural Liaison Officer.

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	<p>Cullompton Town Council comments received 14th October repeating objections of their response 26th June 2015. Revised / new comments received 14th October are summarised as follows:</p> <ol style="list-style-type: none">1. Submitted evidence of vehicle tracking shows sufficient space for emergency and refuse collection vehicles to transit the streets and turn. The diagrams do not make allowance for residential vehicles that will be parked on these streets which will make their access and egress from the development difficult if not impossible.2. The development will bring in excess of 450 domestic cars. The majority will be exiting from a single point of the development and onto another inadequate street in Kingfisher Reach before proceeding to the inadequate Tiverton Road junction with High Street. At peak times this is unacceptable. Installation of a roundabout at the north of the development and onto Tiverton Road. At a bare minimum there must be a second access at the northern end of the development.3. Space should be allocated for allotments and community composting area. There is currently a waiting list of allotments. The copse should be planted with fruit trees. <p>15/00650/MARM – Erection of 285 dwellings including community centre, green infrastructure, public open space, vehicle access points, internal roads, pedestrian/cycle links and associated works at Land at NGR 301001 107388, North of Knowle Lane, Cullompton</p> <p>19th October Lead Local Flood Authority summarised as follows:</p> <ol style="list-style-type: none">1. Maintenance of SUDS can be dealt with by appropriate conditions with details of the management company and maintenance regimes of appropriate features. Outline details appear appropriate but further detail will be required to secure the long term maintenance of the scheme.2. Our landscape comments relate to the overall design of the attenuation areas and the health and safety issue around steep embankment slopes. It is unclear from the proposed drawing what sort of slopes the pond will have, it appears steep. The areas should be designed as per the Ciria SUDS manual and be sympathetic to the surrounding area and flood plain areas.3. Flood mitigation measures will require flood defence consent due to the presence of a main river. Our comments were related to the overflow mechanisms of the attenuation as well, in which a sympathetic reinforced spillway being provided to safeguard the pond design as per the SUDS manual.4. Overall we are happy with the performance of the surface water management strategy, but with lessons learnt from phase 1 of the development.
	<p>15/01108/MFUL – Installation of a ground mounted photovoltaic solar farm to generate up to 6mw of power (site area 11ha) with associated infrastructure including inverter cabins, sub-station buildings, access tracks, fencing and CCTV (Revised scheme) at Land at NGR 307922 118303 Wiseburrow Farm.</p> <p>16th October 2015 Burllescombe Parish Council 13th October 2015 – No further comments to make beyond their original objections (contained within the Committee report under the consultations section).</p> <p>Two additional letters of objection received:</p> <ul style="list-style-type: none">• The application will have a negative effect on the local area due to the loss of

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	<p>agricultural land, cumulative impact and the impact on views from historic buildings;</p> <ul style="list-style-type: none">• Feel the committee report undervalues the special landscape;• The wrong scheme in the wrong place. <p>1 further objection summarised as follows:</p> <ul style="list-style-type: none">• The applicant has shown scant regard for screening the site – the planting already carried out is unsuitable due to species and size: trees would need to be 20m+ to screen• Screening on the boundary of Wiseburrow Farm and Whipcott would alleviate screening issues for residents of the Whipcott area: trees would need to be 4-5m to screen• The previous application was partly refused on landscaping grounds – the current proposal is no better and should be addressed using the whole of Wiseburrow Farm, not just the site. <p>Holcombe Rogus Parish Council have the following comments:-</p> <ol style="list-style-type: none">1. It does not seem to us that the additional information provided by the applicants makes the proposed development acceptable. In particular, it is apparent from the additional photomontages that the application site will be visible from more parts of the Holcombe Court than originally envisaged.2. In our view, the impact on Holcombe Court and the parish generally is underestimated by the applicants and the officer report. Moreover, the impact on Holcombe Court will become even greater because of the precariousness of major trees at the front of the Court that are dying and that will need to be cut back in the near future.3. The officer report (paragraph 5) refers to the issue of the photographs submitted with the LVIA and also photographs submitted by our Council. The photographs submitted by our Council are dismissed on the basis that their accuracy is not proven. Your Council does not appear to have taken steps to verify what we asserted namely that the photographs taken on behalf of the applicants are not a faithful and accurate representation of the landscape. If the applicant's photographs are viewed at the points at which the photographs were taken, it should be clear that the application site appears at a greater distance than when seen with the naked eye. This does not appear to have been done.4. The officer report summaries Planning Policy Guidance. In particular, it states 'Where a proposal involves greenfield land the proposed use of any agricultural land needs to be shown to be necessary...' It does not seem to us that the use of this land is necessary. We cannot see that this issue has been addressed.5. It is a pity that the officer report does not refer specifically to the CPRE response to the planning application – copy sent with this letter.6. We note that MDDC's Corporate Plan set out the following long term vision – 'Caring for our environment to promote and protect our outstanding environment and beautiful countryside'. The proposed development of the application site is at variance with this. <p>In the circumstances, our Council still feels that planning permission should be refused.</p>
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