

PLANNING COMMITTEE AGENDA - 13th January 2016

Applications of a non-delegated nature

UPDATES

<u>Item No.</u>	Description
	Enforcement Report
	<p>15/00112/UNLD – Untidy Land atThe Society For The Protection and Re-Homing of Animals 24 Gold Street, Tiverton, Devon, EX16 6PY</p> <p>The Council sent a letter to the property owner advising of our intentions to seek agreement to serve as.215 Notice. The owner of the property has since contacted the Council confirming he has ordered replacement windows for which he has been advised he will require planning permission. It is your Officers intention to work with the property owner going forward to attempt to achieve the required improvements, however, it is nevertheless considered that formal enforcement action is the most appropriate way forward with any such action being held in abeyance until works to improve the property are completed to our satisfaction.</p> <p>The tenant of the property has also contacted the Council. He was concerned that he had not been contacted directly about this matter and has been advised that any enforcement action is directed at the owner of the property.</p>
	Plans List
1.	<p>15/01034/MFUL - Erection of a 500kW anaerobic digester and associated works with 2 silage clamps. Revised Scheme to include the change of orientation of the layout and installation of 2 driers at Land at NGR 299621 112764, (Red Linhay), Crown Hill.</p> <p>The Material Considerations and Observations should read</p> <ol style="list-style-type: none"> 1. Policy 2. Access and Transport 3. Landscape and visual impacts 4. Impact on neighbouring residents 5. Drainage 6. Impact upon the Grand Western Canal Conservation Area 7. Other Impacts 8. Benefits 9. Planning Balance <ul style="list-style-type: none"> • There is an error on page 26 of the agenda under summary of changes point no 3. The capacity of the silage clamps should be 7844 and 7200 cubic metres rather than 3381 and 3926 as stated. This is a decrease in capacity of 644 cubic metres. • On page 38 the Highway Authority comments of 26th November states that there is a silage clamp size increase of 2%. This is incorrect. It is a reduction of 8.9%. This has been conveyed to DCC highways • Figure change for the Appendix 1 on page 126 of the report re feedstock the figure is incorrect for the new unit it should read 13925 not 14231 Tonnes. This is

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	<p>the same as the previous application.</p> <ul style="list-style-type: none"> • Revision to condition 3 page 56: Details of the colour and finish of the building materials to be used (Including the digester dome) and to be submitted to and approved in writing by the Local Planning Authority within 1 month of the date of this approval. The development shall be carried out in accordance with these details and so retained. • Revision to the end of condition 6 page 56: ...and approved in writing by the Local Planning Authority.
<p>2.</p>	<p>15/01548/MFUL - Erection of industrial units (Use Classes B1& B2) and formation of access and parking at Land at NGR 283829 99476 (Former Railway Land), Crediton, Devon.</p> <p>Page 69: A further letter of objection has been, raising in particular flood issues. Officer response: This matter is covered by the report (see also comments below)</p> <p>Page 69: The Inspector’s appeal decision granting outline planning permission under 08/00307/MOUT has been circulated and is referred to as Appendix A in the report.</p> <p>Page 73: Condition 6. An amended block layout plan has been received which includes the approved surface water drainage arrangements as approved under LPA ref: 13/00755/ARM and referred to at condition 6 as being required as part of the proposals as submitted.</p> <p>Page 51: Add condition 13 and reason as follows. Although noted in the main body of the report on page 41, it was not included in the recommendation section</p> <p>Condition 13: No development approved by this permission shall commence until such time that the proposer has submitted to, and the local planning authority approved in writing, details of site and floor levels.</p> <p>REASON 13: For the purpose of managing flood risk, and in accordance with policy COR11.</p>
<p>3.</p>	<p>15/01571/MFUL - Erection of 5 additional poultry units (5040 sq.m) and biomass boiler unit; formation of attenuation pond, access track, and hardstanding; landscaping; and associated infrastructure at Land at NGR 283175 113696 (Menchine Farm), Nomansland, Devon.</p> <p>Page 86: The West Country Free Range Farmers group have confirmed that they do not object to the proposals.</p> <p>In addition 3 further objections have been received : Concerns remain regards the scope of net additional trips on the highway that would be generated, linked trips between</p>

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	<p>Menchine Farm and other farms in the locality transporting chicken waste to the site, the perceived industrialisation of the locality and the need for a farm waste plan.</p> <p>Officer response: Clarity has been provided on these matters in the report as circulated.</p>
4.	<p>15/01611/MFUL - Erection of 5 poultry units (5040 sq. m) and biomass boiler unit; formation of attenuation pond, access track, and hardstanding; landscaping; and associated infrastructure at Land at NGR 285047 114124 (Edgeworthy Farm), Nomansland, Devon.</p>