

PLANNING COMMITTEE AGENDA - 11th May 2016

Applications of a non-delegated nature

UPDATES

<u>Item No.</u>	<u>Description</u>
1.	<p>16/00108/OUT - Outline for the erection of dwelling at Land at NGR 304865 115568, Corner of Brimstone Lane, Westleigh.</p> <p>10th May 2016</p> <p>S106 Payment received in respect of public open space of £1205.00 on 9th May 2016.</p> <p>and</p> <p>Paragraph omitted from Officer Report to be inserted 'Materials and Considerations' Page 27 after sentence 'The applicant states that a presence is required on site throughout the year, especially at lambing time and during calving....</p> <p>Information to support the application dated January 2016 advises 'the livestock element so far for 2015 has comprised 36 heifers, 60 ewes and their lambs and 100 young pheasant poults. Little information is supplied on stock numbers at any one time for sheep and cattle, nor age at acquisition and how long they are reared before sale. Neither have future stocking level figures been supplied.</p>
2.	<p>16/00332/FULL - Formation of parking area and landscape planting bund at Land and Buildings at NGR 305188 112386 (Hitchcocks Business Park), Uffculme, Devon.</p> <p>10th May 2016 Change to condition 4:</p> <p>The lighting shall be provided only in accordance with the submitted and approved details for P851 lights, received by the Local Planning Authority on the 15th of April 2016. The approved lights shall be pole mounted at a height of 8 metres, and shall be so retained thereafter.</p>
3.	<p>16/00392/FULL - Change of use of former day centre to single residential dwelling at Old Bartows, Bartows Causeway, Tiverton.</p>
4.	<p>16/00499/HOUSE - Erection of a two storey side extension and single storey extension to the front at 23 Brewin Road, Tiverton, Devon.</p>

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13	<p>15/00573/FULL – Land at NGR283096 Menchine Farm, Nomansland</p> <p>Agenda Item no. 13.</p> <p>Page 73: I further letter of objection has been received in addition to those set out in the report, referring to the negative impact that further concentration of activity at Menchine Farm will have on locality.</p> <p>Officer comment: No further action required as these matters are covered in the report and the recommendation.</p> <p>11th May 2016</p> <p>Please revise wording of condition as follows – bold text are new inserts</p> <p>5. The proposed scheme of landscaping adjacent to the application building as shown on plan MF/FB/01B (received on 26th May 2015) and as required as part of the scheme approved for the AD plant (approved under LPA ref: 14/00575/MFUL) shall be carried out in the first planting season following the construction of the building hereby approved. In addition a further scheme of planting immediately to the south and west of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of its construction, and shall be implemented in the first planting and seeding season following the construction of the building hereby approved. Any trees or plans which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. Once provided, the landscaping scheme shall be so retained.</p>
15	<p>Please see below for updates for Agenda item 15</p> <p>Additional conditions</p> <p>13. The alterations to the multi storey car park to provide new vehicular and pedestrian access and internal re-arrangements shall be carried out in accordance with the construction phasing detailed on drawing 3718.P23.3.</p> <p>Reason To ensure the safe and continued use of the multi storey car park during the construction of the development hereby permitted.</p> <p>14. The extent of demolition shall be limited to that shown on the approved drawings and application details. No other demolition shall take place.</p> <p>Reason To safeguard the character and appearance of the surrounding area in accordance</p>

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	<p>with policy DM2 Local Plan Part 3 (Development Management Policies).</p> <p>All residue materials resulting from the demolition of the application building, and which are not to be recycled on site, shall be removed from the site within one calendar month from the date on which the demolition is completed.</p> <p>Reason To safeguard the character and appearance of the surrounding area in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).</p> <p>16. Once begun, demolition shall be continued to its completion in accordance with a timescale which shall first have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason To safeguard the character and appearance of the surrounding area in accordance with policy DM2 Local Plan Part 3 (Development Management Policies).</p> <p>Reason for approval The application for the erection of an 83 bedroom hotel including a 76 cover restaurant is considered, on balance, to be acceptable. The impacts of the development have been weighed against the economic benefits. It has been identified that the visual impact of the development would cause some harm to the setting of the conservation area and that in this respect there is some conflict with policies DM2, DM27 Local Plan Part 3. However, it is considered that the economic benefits of the proposal and taking into account that the application is in a sustainable location, will not increase flood risk to the site or surrounding buildings, surface water run off can be controlled, there are no harmful environmental or ecological impacts and satisfactory access can be achieved, outweigh the harm to the conservation area. The proposal is considered to be in accordance with policies COR1, COR6, COR7, COR9, COR11 and COR13 Mid Devon Core Strategy (Local Plan part 1), Policies DM1, DM2 (in part), DM3, DM4, DM6, DM7, DM8, DM17, DM24 and DM27 (part) of the Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework. It is therefore recommended that planning permission be granted.</p>
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Enforcement item

1.	15/00112/UNLD – Untidy land at The Society for the Protection and Re-Homing of Animals 24 Gold Street, Tiverton, Devon
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