

PLANNING COMMITTEE AGENDA - 3rd August 2016

Applications of a non-delegated nature

UPDATES

<u>Item No.</u>	Description
	ENFORCEMENT
1.	<p>ENF/14/00128/LIS - Without listed building consent the execution of Works for the alteration ("the Works") to the listed building namely the removal of timber windows and doors in the façade and inserting uPVC windows and a door at 18, 19 and 22 Exeter Road, Crediton</p> <p>Page 25 of agenda - Added recommendation to read:- That the Legal Services Manager be authorised to take any appropriate legal action including the service of a Notice or Notices to reflect the recommendation as set out in the report and summarised. In addition, in the event of a failure to comply with any Notice served, authorisation for prosecution, direct action and/or authority to seek a court injunction.</p>
2.	<p>ENF/00098/UCU - Without planning permission the erection of a residential/domestic use building ("the breach") at Barn Orchard, Higher Furzeland, Coplestone, Crediton EX17 5NX</p> <p>Page 33 of agenda - Added recommendation to read:- That the Legal Services Manager be authorised to take any appropriate legal action including the service of a Notice or Notices to reflect the recommendation as set out in the report and summarised. In addition, in the event of a failure to comply with any Notice served, authorisation for prosecution, direct action and/or authority to seek a court injunction.</p>
3.	<p>ENF/16/00154/BRE - Breach of condition 5, Planning Permission 00/01665/FULL; The building hereby approved shall only be used for agricultural purposes reasonably necessary on the holding to which it relates. On its becoming redundant for such purposes, it shall be demolished and all resultant materials removed from the site within 3 months of redundancy at Sky End, Templeton, Tiverton, Devon (formerly: land and buildings at NGR 288977 115989 (Mayfield House) Templeton, Devon).</p>
	PLANS LIST
1.	<p>16/00458/FULL - Erection of 3 dwellings and associated infrastructure following removal of existing nursery building at Action For Children, Crediton Area Childrens Centre, Newcombes.</p> <p>16/00458/FULL Pages 54 -55 - various edits to the conditions as follows.</p> <p>4. add the following sentence to the condition as drafted in the report: Thereafter the development shall only be completed in accordance with the approved details, and thereafter retained.</p> <p>7. add the following sentence to the condition as drafted in the report: The approved details shall be retained as such thereafter.</p>

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	<p>8. replace the condition as drafted in the report with the following drafting: Prior to the commencement of any work relating to the construction of the dwellings hereby approved, the site access shall be hardened and surfaced for a distance of not less than 6.0 metres back from it's junction with the public highway and drained, in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority.</p> <p>9. add the following sentence to the condition as drafted in the report: The approved details shall be retained as such thereafter.</p>
2.	<p>16/00465/OUT - Outline for the erection of 4 dwellings (Revised Scheme) at Land and Buildings at NGR 294162 107150, (Site Adjacent to Bickleigh Church), Bickleigh.</p> <p>Amendments to conditions 5, 8, 12 and 14:</p> <ul style="list-style-type: none">• Condition 5, add at end 'and maintained thereafter.'• Condition 8, add at end 'and be so retained.'• Condition 12, add at end 'The development shall be carried out in accordance with the approved Construction Management Plan.'• Condition 14, remove 'thereafter to the satisfaction of the Local Planning Authority' and add at end 'in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.' <p>Revised plans indicating which trees were to be removed as a result of the application were also uploaded to public access yesterday. A new front sheet to the application form has been uploaded to public access today clarifying which matters are for consideration at outline stage and which at reserved matters.</p>
3.	<p>16/00549/FULL - Erection of an agricultural livestock building (832 sq.m.) at Land and Buildings at NGR 277081 96434 (Shortacombe Farm), Yeoford, Devon.</p>
4.	<p>16/00564/FULL - Retention of an agricultural access track at Land at NGR 283282 113369 (Menchine Farm), Nomansland, Devon.</p> <p>16/00564/FULL: Page 90 - various edits to the conditions as follows.</p> <p>3. Revise the last sentence in the condition to the following wording: The approved details shall be implemented by 3rd December 2016 and all planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.</p> <p>4. Within 3 months of the date of this decision the site access road shall be hardened, surfaced, drained for a distance of not less than 6.0 metres back from its junction with the public highway and in accordance with details that shall have</p>

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	<p>previously been submitted to and approved in writing by the Local Planning Authority. The approved details shall be retained as such thereafter.</p> <p>Page 91: Replace condition 6 as drafted with revised wording as set out below:</p> <p>As part of the completion of the records to satisfy condition 7 pursuant to planning permission ref: 14/00575/MFUL the number of vehicles which enter or leave the site via the access hereby approved shall be recorded separately from those vehicles which enter or leave the site via the access via the B3137. These records shall include the size, type and load details, as well as the vehicles point of origin or destination. These records shall be made available to the local planning authority on request.</p>
<p>5.</p>	<p>16/00693/MOUT - Outline for the erection of 13 dwellings at Land at NGR 310280 114261, Hunters Hill, Culmstock.</p> <p>26th July 2016 - Landscape Impact Photos Addendum V1 submitted. (see Public Access)</p> <p>Amendments to conditions 6 and 7:</p> <p>Condition 6 should read “Should the report required by condition 5....” Condition 7 should read “The remediation scheme approved under condition 6....”</p> <p>Additional Condition:</p> <p>No development shall begin until a temporary surface water drainage management plan, to demonstrate how surface water runoff generated during the construction phase will be managed, has been submitted to and approved in writing by the Local Planning Authority. The plan must also include details of how eroded sediment will be managed to prevent it from entering the permanent surface water drainage management system and include a timetable for the implementation of the management plan. Once approved the management plan shall be implemented in accordance with the approved details.</p> <p>Reason: To minimise flood risk and provide sustainable drainage on site in accordance with policies COR11 of the Mid Devon Core Strategy (Local Plan Part 1) and DM2 of the Mid Devon Local Plan Part 3 (Development Management Policies) and in accordance with guidance contained within the DEFRA document ‘Non-statutory technical standards for sustainable drainage systems’.</p> <p>Condition 11 should read:</p> <p>“The occupation of any dwelling shall not take place until the following works have been carried out in accordance with the details approved under condition 11”.....</p> <p>Condition 12 should read:</p>

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	<p>“.....shall be completed in accordance with the details approved under condition 11 and thereafter retained and maintained.”</p> <p>Condition 14 – addition of the word “retained” as follows:</p> <p>“.....Once provided such Sustainable Urban Drainage System shall be <i>retained</i>, managed and maintained.....”</p>
6.	16/00920/FULL - Installation of 10 replacement timber windows and 4 replacement timber doors with uPVC at Morebath Cricket Club, Morebath, Devon.
	AGENDA ITEMS
	<p>14/00881/MOUT – Outline for a mixed used development comprising up to 700 dwellings, 22,000 square metres of B1/B8 employment land, care home, primary school and neighbourhood centre with associated access including a left in left out junction on the westbound A361 and access and egress on to Blundells Road.</p> <p>Late Objection received 02.08.2016 Blundell’s School object to the proposed changes to the intended junction.</p> <ul style="list-style-type: none"> □ In the absence of an assessment of the impact of the revised junction phasing, the School objects as before. The objection is based upon the increased volume of traffic; Heavy Goods Vehicles travelling through the School campus on Blundells Road; and potential damage to the Environmental Enhancement scheme from this traffic. □ There is also the point that the Environmental Enhancement was Road Safety Audited on the basis of the previous junction phasing. It has not been re-assessed based on what is now proposed. This now poses an <u>unknown</u> risk to the safety of students which hasn’t been quantified. Our concerns, particularly following an accident this year where a student was knocked over at the school crossing are compounded because the volume increase is not risk assessed. □ There is the reported possibility that the full junction does not come forward at all, and we are left with the unmitigated impact of the first phase of development.
	<p>14/01332/MOUT – Outline for a mixed use development comprising of a primary school and pre-school with ancillary facilities including sports pitch and parking and turning area; Erection of up to 25 dwellings with parking and open space – Land at NGR 288080 098230 East of Station Road, Newton St. Cyres.</p> <p>1st August 2016</p>

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	<p><i>The application has been deferred from the Planning Agenda of 3rd August 2016, whilst further advice on matters raised in the report is provided by the Highway Authority.</i></p>
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