

**PLANNING COMMITTEE AGENDA - 2nd November 2016**

**Applications of a non-delegated nature**

**UPDATES**

<u>Item No.</u>	Description
	<b>Enforcement List</b>
1.	16/00147/UDRU – Unauthorised change of use of land to vehicle storage and untidy land - Land at Grid Reference 302809 109606 Willand Road, Cullompton
2.	<p>16/00180/NUDRU – Unauthorised development taking place on agricultural land – Higher Barn Bampton Tiverton EX16 9LB</p> <p>The Area Planning Officer and Enforcement Officer met with the newly appointed agent acting on behalf of the owner yesterday. He is in the process of preparing planning applications in relation to this site, and has requested that additional time be allowed for this to be submitted before we serve an Enforcement Notice. Your officers consider that it remains important to protect the Council's position, and if Members are minded to amend the recommendation, the following is suggested:</p> <p>That Members, having regard to the provisions of the Mid Devon Development Plan and all other material planning considerations in accordance with Section 172, Town and Country Planning Act 1990, (as amended) ("the Act") should grant authority to the Legal Services Manager to issue an enforcement notice, should an application for planning permission in relation to the site not be submitted within two calendar months, requiring the re-instatement of the land to its previous condition, including the removal of the partially constructed building and drainage option in accordance with a detailed schedule of works the compilation of which to be delegated to the Head of Planning and Regeneration in conjunction with the Legal Services Manager. In addition, that authority be given to the Legal Services Manager to take any legal action deemed appropriate including prosecution or Direct Action in the event on non-compliance with the notice.</p>
3.	<p>16/00257/UDRU – Unauthorised engineering works in agricultural field – Land to the North and East of Higher Barn, Bampton Tiverton, EX16 9LB</p> <p>The Area Planning Officer and Enforcement Officer met with the newly appointed agent acting on behalf of the owner yesterday. He is in the process of preparing planning applications in relation to this site, and has requested that additional time be allowed for this to be submitted before we serve an Enforcement Notice. Your officers consider that it remains important to protect the Council's position, and if Members are minded to amend the recommendation, the following is suggested:</p> <p>That Members, having regard to the provisions of the Mid Devon Development Plan and all other material planning considerations in accordance with Section 172, Town and Country Planning Act 1990, (as amended) ("the Act") should grant authority to the Legal Services Manager to issue an enforcement notice, should an application for planning permission in relation to the site not be submitted within one calendar month, requiring the re-instatement of the land to its previous condition, including the removal of the partially constructed building and drainage option in accordance with a detailed schedule of works the compilation of which to be delegated to the Head of Planning and Regeneration in conjunction with the</p>

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	<p><b>Legal Services Manager.</b> In addition, that authority be given to the Legal Services Manager to take any legal action deemed appropriate including prosecution or Direct Action in the event on non-compliance with the notice.</p>
4.	16/00247/LIS – Unauthorised works to a listed building. Building in poor state of repair – 12 St Andrew Street, Tiverton EX16 6PH
5.	16/00248/LIS – Listed Building in poor state of repair – 3 Bridge Buildings West-Exe North Tiverton EX16 5LZ
	<b>Plans List</b>
1.	<p>16/01117/FULL - Change of use of agricultural land and buildings to form camping site, to include provision for 2 shepherds hut pitches, 2 safari tent pitches, and 6 bell tent pitches; conversion of existing stables to shower/toilets, office, meeting room, sensory room for visitors, washing facilities, and storage; erection of 2 new blocks to serve campsite; and formation of equestrian area for grazing of miniature horses at Ingleton Farm, Ashill, Cullompton.</p> <p>A revised proposed block plan has been received and shows an amended access which reflects comments received by the Highway Authority. The revised plan has been shown to the relevant Highway Authority officer who has verbally approved the visibility splay changes as set out in the consultation comments.</p> <p>Four additional letters of objection have been received. The letters largely echo the comments received in previous letters of representation which object to the proposal. The main issues contained in these letters are:</p> <ul style="list-style-type: none"> <li>• Noise and light issues;</li> <li>• Impact on the character of the area;</li> <li>• Loss of privacy;</li> <li>• Traffic issues;</li> <li>• Concerns over the amended access and visibility splay;</li> <li>• Concerned that MDDC have not engaged with residents;</li> <li>• The Parish Council support the application but the residents of the village don't.</li> </ul> <p>2.11.2016 - Since the publication of the planning committee agenda, we have received a number of letters/emails of correspondence from objectors to the scheme. They raise various issues which as Officers we need to address and we were expecting a number of people to attend the meeting and ask public questions. The decision has therefore been taken to defer the application from today's meeting to enable us to work with you to address the issues raised so that we can present a revised report to the Planning Committee on 30<sup>th</sup> November.</p>

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2.	<p>16/01121/HOUSE - Erection of extension to provide an office, ancillary storage, workman's shower, changing area and utility space at Lucas Farm, Uffculme, Cullompton.</p> <p>The plans on the file have been updated, there has been an internal reconfiguration along with the removal of the car port element.</p>
3.	<p>16/01210/FULL - Variation of condition (2) of planning consent 15/00537/MFUL to extend temporary planning permission term granted from 25 years to 30 years from the date of operation at Land at NGR 274885 105456 (Sharland Farm), Morchard Bishop, Devon.</p> <p>1. The development hereby permitted shall begin no later than three years from 8<sup>th</sup> July 2016, which is the date of the original planning permission as granted under LPA ref: 15/00537/MFUL.</p>
4.	<p>16/01429/FULL - Change of use of hairdressing salon (Class A1) to self contained bed sit (Class C3) (Revised Scheme) at Lawrence's Hair Salon, 3A Exeter Road, Silverton.</p>
5.	<p>16/01448/FULL - Variation of condition 2 of planning permission 15/00132/FULL to allow substitute plans in respect of change of design at 25 Exeter Road, Silverton, Exeter.</p>
	<b>Agenda Item 11</b>
	<p>15/00573/FULL – Erection of new building for processing digestate fibre in association with existing AD plant – Land at NGR 283096 113579 (Menchine Farm) Nomansland</p>