

PLANNING COMMITTEE AGENDA - 30th November 2016

Applications of a non-delegated nature

UPDATES

<u>Item No.</u>	Description
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>4 letters of representation have been received in relation to the application since the publication of the officers' recommendation report to the planning committee. The main issues contained in the 4 letters include: the principle of development on the site; the need for a campsite in this location; the proximity of the proposed development to neighbouring properties; the location of the conservation area; the absence of persons supervising/ managing the site at night; the redacted business plan which has been put out for further public consultation; traffic issues and movements from the site; surface water issues; and noise impacts.</p> <p>One of the objector's comments list noise as one of the issues which is believed by objectors will result in an unacceptably detrimental effect on the amenity of the residential property. They state that noise will be contributed to through vehicle movements and associated people movements (including doors slamming and people conversing with one another), the operation of a play area, night time conversation around campfires, the existing gate alarm, the playing of music. It is stated that these activities will be above background noise levels for a countryside location. There is no acoustic screening proposed.</p> <p>Comments received from Environmental Health in response to objector comments regarding noise are as follows:</p> <p>I don't agree with a lot of the comments made, please find my response below.</p> <p>People glamping will potentially create a certain amount of noise (people noise). However, this type of noise is likely to be very sporadic in its nature. The background noise levels for the site are likely to be dominated by the large farm adjoining the Southern side of the site and the Country road to the West and therefore, it is unlikely that the background noise levels in this area will be around the 30-35 dB(A). They will be higher. It must be remembered that our Countryside is in fact a working environment that must be managed accordingly to allow for this management to take place. While it is true that a car on the road can produce a noise level of 80 dB farm vehicles can be 10-15dB louder. The assessment criteria's that have been used are the Guidelines for Community Noise, World Health Organisation (WHO)1999 and the Night Noise Guidelines for Europe. World Health Organisation 2009.</p> <p>These guidelines have given us the following:</p>

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	<p>Day time</p> <p>The WHO suggests that to protect the majority of people from a moderate noise annoyance during the day time outdoor noise levels should not exceed 50 dB (LAeq 1hr). It is not foreseen that the noise level from people camping in a field will produce a noise level anywhere near 50 (LAeq 1hr). Where the external noise is < 50 dB (LAeq 1hr) (3m from the façade) the internal noise levels even with an open window (window opened normally for ventilation) will be at an acceptable level of around 35-40 dB(A).</p> <p>Night-time</p> <p>Our overriding night-time objective is to prevent sleep disturbance for the residents. The WHO guidance suggests that for sleep disturbance the external noise level should be < 45 dB (LAeq 15min) (3m from the façade) with a 55 dB (LAFmax).</p> <p>On reviewing the above information, I believe that the external noise levels from the site will typically fall below the Lowest Observed Adverse Effect Level (LOAEL) and therefore, the internal noise levels at the nearest residential dwellings will be below the LOAEL. Taking this into consideration I still have no objection on the grounds of noise as I see no adverse or significant adverse noise impacts from this proposed application.</p> <p>One point I didn't mention was the fact that no noise complaints were received over the summer while the campsite was operating</p> <p>Further clarification was sought from the Highway Authority regarding the basis on which the assessment of the effect of the traffic increase was made. Clarification from the Highway Authority is as follows:</p> <p>The traffic generated by the tents is likely to be in the region of 36 movements per day, The traffic generated by existing dwellings, agriculture and commercial enterprises in the area will be considerably greater and the additional 36 movements per day will not be significant in planning terms, nor will it be considered as severe under Paragraph 32 of the NPPF.</p> <p>Further clarification was sought from South West Water regarding the sewage output assessment, and the water run-off comments which were provided initially following consultation. Clarification from South West Water is as follows:</p> <p>Naomi our response in relation to the above simply confirms that we are satisfied that the public foul drainage network has capacity to accept the foul flows to be generated by the proposed development.</p> <p>It also states that we will not permit any surface water from roofs/hard paved areas from any new buildings etc to be connected to the public sewer but as this element is proposed to be discharged to a ditch system as stated in the drainage strategy this requirement will be met.</p> <p>Officers recommend the replacement of Condition 9 with a new condition to cover</p>
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	<p>proposed hard and soft landscaping to include the provision of a physical boundary within the paddock area to provide additional screening to Brimley Cottage and Prospect place.</p> <p>Revised condition 9 – recommended condition: ‘Before the first use of the site for its permitted use, a landscaping plan detailing all hard and soft landscaping shall be submitted to, and approved in writing by the Local Planning Authority. The landscaping scheme should include the provision of a physical boundary within the paddock area to provide additional screening to Brimley Cottage and Prospect Place. Once implemented, the landscaping scheme as approved shall be maintained as such.’</p> <p>Reason: To ensure that the character and amenity of the rural area is maintained and that the privacy of neighbouring properties is maintained in accordance with DM2 of the Mid Devon LP3 (Development Management Policies).</p> <p>It is also recommended that an additional condition is included to require the approval of any play equipment within the play area including the siting of any play equipment.</p> <p>Addition condition (14) – recommended condition: ‘No play equipment shall be provided at the site until details of the play equipment, including a plan indicating its proposed siting shall have been submitted to, and approved in writing by the Local Planning Authority. Only the approved play equipment shall be provided on the site’.</p> <p>Reason: To ensure that the character and amenity of the rural area is maintained and that the privacy and amenity of neighbouring properties is maintained in accordance with DM2 of the Mid Devon LP3 (Development Management Policies).</p>
<p>2.</p>	<p>16/01221/FULL - Change of use of part garden for the retention of shed for property letting office (Use Class A2) at Todd Lettings Office, 11 Meadow Gardens, Crediton.</p> <p>Plans list item no.2 16/01221/FULL Page 40: Since the report was written a further letter of support for the application scheme has been received.</p>
<p>3.</p>	<p>16/01365/FULL - Erection of 2 dwellings for security staff; part change of use of agricultural building to form sentry office on mezzanine level and formation of an elevated walkway at Land and Buildings at NGR 285635 103526 (Trew Farm), Chilton, Devon.</p> <p>Two further representations have been received in respect of this application:</p> <p>16th November 2016 - A representation was received on behalf of Mel Stride MP which asked the planning committee to give consideration to the points raised by the applicants agent in respect of the security needs of the applicant.</p> <p>22nd November 2016 - Cllr Hare-Scott provided the following representation: As the Ward Member I wish to add my wholehearted support to the recommendation to approve the above application. It is clear the circumstances behind this are exceptional and it is crucial</p>

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	for the family's security. I urge members of the committee to accept the recommendation.
4.	16/01391/HOUSE - Erection of extension to ground floor utility and erection of first floor extension above at 38 Higher Town, Sampford Peverell, Tiverton.
5.	16/01501/FULL - Erection of 3 dwellings following demolition of existing dwelling at Old Den, Lapford, Crediton.
6.	16/01599/FULL - Erection of extension and alterations to layout of existing carpark at Exe Valley Leisure Centre, Bolham Road, Tiverton.

Enforcement Item

16/00269/UDRU	Construction of a slurry pit at Pulsards Farm, Pennymoor, Tiverton, Devon, EX16 8LE (please see attached sheet)
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Agenda Item

11/01927/MFUL	Erection of 36 dwellings with associated access road, car parking, landscaping and demolition of existing outbuildings adjacent to Howden Court at Land and Buildings at NGR 294646 111535 Howden Court Tiverton Devon Agenda item 11: Page 98: Since the report was written 7 letters from local residents on the new estate have been received confirming that they do not wish for the link to be put in place, and 3 representations from local residents confirming that the Council should ensure that the link is provided as it formed part of the original planning permission.
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