

PLANNING COMMITTEE AGENDA - 4th January 2017

Applications of a non-delegated nature

UPDATES

<u>Item No.</u>	Description
1.	<p>16/00924/MOUT - Outline for the erection of up to 60 dwellings and means of access at Land and Buildings at NGR 277744 102582 (East of Dulings Farm), Coplestone, Devon.</p> <p>Page 24: Vehicle Tracking and Junctions plans (rev A) submitted for consideration on 21st December Site Access Junction Plan rev G received on 13th December and superseding revision F.</p> <p>Page 27: The Highway Authority have confirmed that the plans demonstrate that the design of the new junction arrangements incorporates a 10m radii to accommodate the HGV swept paths.</p> <p>Since the report was issued a further 8 letters of objection have been received. The reasons for objecting reflect the matters as set out, and covered in the report. Two issues are highlighted for further detailed consideration by members:</p> <ol style="list-style-type: none">1. The impact of the development on the adopted public footpath no.53 that passes over the site. At this stage members are not being asked to consider and/or approve a detailed layout as the application has been submitted as an outline application with all matters reserved except for access. It is however acknowledged that the indicative layout presents a scheme that would interrupt the route, although the indicative layout does indicate a number of options as to how the path could be diverted. <p>If the planning application is approved at this stage then at the reserved matters stage a detailed layout would need to be submitted for consideration. If at this stage the layout results in an interruption to the route of the public footpath then at the same time as submitting application it would be necessary to submit an application to also divert the footpath.</p> <p>Therefore at this stage the issue of how the application affects the route of footpath no.53 raises no further issues for consideration.</p> <ol style="list-style-type: none">2. One of the letters of objection refers to the application submitted under 16/01888/MOUT, referred to as the Shambles 2 scheme, which is raised in the report on page 37. The report already refers to the fact that the current application is not being proposed as an alternative application to the Shambles 2 scheme, and it sets out the correct policy framework against which the application should be assessed. Notwithstanding, the report on page 38 sets out the maximum number of additional spaces (25) that would be required at the local primary school in the event the schemes at both Dulings Meadow and at the Shambles 2 were brought forward to the implementation stage.

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	<p>Finally and for the avoidance of doubt, the terms of the representation make it clear that as a local community the Shambles 2 scheme is a much better option for the village.</p> <p>The government has announced its intended reform of New Homes Bonus. The current 6 year term for the award is to be reduced to 5 years in 17/18 and 4 years from 18/19. The financial contributions given in the report reflect the 6 year position and should be adjusted in accordance with the most recent Government position.</p>
2.	<p>16/01232/FULL - Conversion of a redundant rural building to a residential dwelling at Redgates Farm, Bickleigh, Tiverton.</p> <p>30th December 2016 Page 45 – Highway Authority response should say: 'Highway Authority standing advice applies as per www.devon.gov.uk/highway-standingadvice.pdf'</p> <p>The government has announced its intended reform of New Homes Bonus. The current 6 year term for the award is to be reduced to 5 years in 17/18 and 4 years from 18/19. The financial contributions given in the report reflect the 6 year position and should be adjusted in accordance with the most recent Government position.</p>
3.	<p>16/01450/OUT - Outline for the erection of 2 dwellings with attached garages and formation of shared access (Revised Scheme) at Land at NGR 286952 106264 (Rear of Holes Cottage), Cheriton Fitzpaine, Devon.</p> <p>Since the report was issued a further letter of objection has been received confirming that the village shop in Cheriton Fitzpaine has closed and on this basis it is considered that policy COR18 would be the appropriate policy to consider the planning application against and not policy COR17 as referenced in the officer report on page 53.</p> <p>The government has announced its intended reform of New Homes Bonus. The current 6 year term for the award is to be reduced to 5 years in 17/18 and 4 years from 18/19. The financial contributions given in the report reflect the 6 year position and should be adjusted in accordance with the most recent Government position.</p>
4.	<p>16/01566/FULL - Erection of a dwelling at Land and Buildings at NGR 282555 99153, (Beare Mill), Crediton.</p> <p>The government has announced its intended reform of New Homes Bonus. The current 6 year term for the award is to be reduced to 5 years in 17/18 and 4 years from 18/19. The financial contributions given in the report reflect the 6 year position and should be adjusted in accordance with the most recent Government position.</p>

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5.	16/01594/FULL - Change of use of ground floor from Class A1 (Shop) to mixed use Class A1 (Shop) and Class A3 (Cafe) and associated internal and external alterations at 28 High Street, Crediton, Devon.
6.	16/01595/ADVERT - Advertisement Consent to display 1 externally illuminated fascia sign and 1 externally illuminated hanging sign at 28 High Street, Crediton, Devon.
AGENDA ITEMS	<p>16/01180/FULL - Variation of condition 2 of planning permission 15/01034/MFUL to allow substitute plans at Land at NGR 299621 112764, (Red Linhay), Crown Hill.</p> <p>21st December 2016 - Halberton Parish Council strongly opposes any variation to the existing plans.</p> <p><i>No further information has been received to be able to make any comment.</i></p> <p>15th December 2016 - DCC Archaeology has confirmed that the condition 6 of 15/01034/MFUL has been completed and no further mitigation is required.</p> <p><i>With this in mind there is to be no further archaeology requirements on site with the resultant removal of any condition required with this variation.</i></p> <p>15th December 2016 - Willand Parish Council considers that the noise concerns relating to operation and transport have not been fully considered with possible increase traffic with damage to roads cannot justify this location. With the most stringent conditions attached as to operating times and tonnage for the retention of the extra plant.</p> <p><i>23rd December 2016 – Environmental Health -The Environmental Health Officer has been consulted throughout the proposal of this AD plant and including the latest variation of condition, the subject of this application. Their conclusion is set out in the E-mail received on the 23rd December 2016 and included within this documentation. The view is that there are sufficient safeguards with the proposed conditions set out in the committee report.</i></p> <p><i>With regard to Transport there is to be no increase in traffic to that already approved under 15/01034/MFUL, all relevant conditions will be pulled through onto this application.</i></p> <p>14th December 2016 - Burlescombe Parish council - No Comments</p> <p>22nd December 2016 -Devon County Council Flood and Coastal Risk Management - No in-principle objection, at this stage.</p>

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	<p><i>The relevant condition relating to drainage will be placed on this proposal as set out in 15/01034/MFUL</i></p> <p>22nd December 2016 -CPRE Devon - Concern over the lack of information submitted with regard to noise.</p>
	16/00006/TPO – Shute Cottage, Sandford
	16/00007/TPO – Langlands Farm, Uffculme