

PLANNING COMMITTEE AGENDA - 1st March 2017

Applications of a non-delegated nature

UPDATES

<u>Item No.</u>	Description
1.	16/01524/FULL - Repositioning of retaining structure at Land at NGR 294775 111860, Palmerston Park, Tiverton.
2.	16/01707/MOUT - Outline for the erection of 41 dwellings and formation of vehicular access at Land at NGR 295527 113644, (South Of Lea Road), Tiverton.
3.	<p>16/01836/MARM - Reserved Matters (layout, scale, appearance and landscaping) for the erection of 25 dwellings with parking and open space, following Outline approval 14/01332/MOUT at Land at NGR 288080 098230, East of Station Road, Newton St Cyres.</p> <p>Email received from Agent 23rd February 2017 detailed below:</p> <p>We have looked at the committee report and draft conditions which have now been published in advance of next week’s planning committee and can confirm that we are happy with the draft conditions suggested.</p> <p>We note your concerns regarding the parking provision on the site. We also note your acknowledgement that the parking provision exceeds policy requirements by 12 spaces and also the condition which prevents the closure of the drive thru, yet you remain concerned about this drive thru parking arrangement on 2 of the house types.</p> <p>As such we would be willing to further secure the retention of these spaces in perpetuity by adding a clause into the legal transfers of these properties to this effect to provide the Council with some additional comfort.</p> <p>For your information where we have planning conditions such as these we always ensure that it is well documented and highlighted in the legal sales packs issued to purchaser’s solicitors so customers are well aware of any such restrictions.</p> <p>We would like you to add our comments as a late representation to the report you have written as we think it may help alleviate any concerns over the parking.</p> <p>Minor alterations to the layout of the scheme have been submitted, as shown on drawing number SL01Z to accommodate the parking arrangements;</p> <ul style="list-style-type: none"> - Plots 24 and 25 have been moved south by approximately 1.6m to allow sufficient room for parking spaces between plots 23 and 24 - The single garages to plots 23 and 24 have been replaced by a double garage to serve both dwellings <p>Officer comment: The proposed alterations do not have a material impact on the overall scheme and the revised plan has been substituted. The changes as described raise no further assessment issue additional to the matters set out in the officer report.</p>
4.	16/01967/FULL - Change of use of common room to 1 bedroom bungalow at Building at NGR 301779 106783 (Common Room), Woolcott Way, Cullompton.

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5.	17/00073/FULL - Retention of building works and new work to provide a dwelling (Revised scheme) at Land and Buildings at NGR 282555 99153, (Beare Mill), Crediton.