

## **PLANNING WORKING GROUP**

### **Application 16/01362/FULL**

#### **Conversion of 5 redundant agricultural buildings to 5 dwelling at Land and Buildings at NGR 279371 101700 (Spencecombe), Crediton, Devon**

There were 6 Members of the Planning Working Group in attendance.

Also present – the agent, a member of the Parish Council, the Planning Officer and the Conservation Officer.

The Chairman indicated that the Planning Working Group had been requested to visit the site to consider:

- Whether 5 units rather than 4 units on the site would be acceptable
- The impact of the associated number of vehicles on the site.

The Area Planning Officer outlined the plans for the proposed development of five dwellings. At the front of the site were units D and E and it was confirmed that both of these units would have dedicated parking outside of the courtyard. Unit E would have amenity space within the courtyard with recreation land to the side and unit D would have a small area of amenity land to the side of the property, Visitor parking would also be provided to the front of the complex.

Discussion took place regarding the boundary to the front of unit D which had been proposed as stone but had since been changed to railings in later plans to match those already on site.

The Group then moved into the main courtyard where the Area Planning Officer outlined the proposed layout for units A, B and C and the parking and amenity space allocated for them.

The officer confirmed that if the applicant applied for 4 units rather than the 5 units the same buildings would be used but would be configured in a different way.

Consideration was given to:

- Visitor parking
- Manoeuvrability of vehicles within the courtyard
- Levelling works that would need to be completed.

The representative of the Parish Council stated that Crediton Hamlets considered that something needed to be done to the buildings to protect them from deteriorating further, as they had no purpose in today's agriculture.

The Chairman informed the Group that they could voice their views regarding the application at the next meeting of the Planning Committee on 19<sup>th</sup> April 2017.