

PLANNING COMMITTEE AGENDA - 19th April 2017

Applications of a non-delegated nature

UPDATES

ENFORCEMENT LIST	
Item 5	ENF/17/00066/LIS – Listed building in a poor state of repair. Manor House Hotel, Fore Street, Cullompton, Devon, EX15 1JL

THE PLANS LIST	
1.	<p>16/01888/MOUT - Outline for the erection of up to 40 dwellings, formation of 64 space car park to service Coplestone Railway Station, public open space, vehicular access from Shambles Drive, pedestrian links and associated infrastructure - Land at NGR 276566 103177 (Old Abattoir Site) Shambles Drive Coplestone.</p> <p>Comments received 10th April 2017 - The development of the old abattoir site has been expected for some time, whilst I oppose any further development in our village the extra car parking proposed near Coplestone Railway Station will ease some of the congestion in the area. If we must have further development the use of an old industrial site is much preferred to the loss of valuable agricultural land.</p> <p>I will support the application if it will stop any further major development in the village.</p> <p>1. Edit to point 1 of Section 106 recommendation (page 3) as follows:</p> <p>Affordable Housing: To ensure the delivery of 24 % affordable housing on-site, and the submission of an affordable housing delivery plan shall be submitted to and approved in writing by the local planning authority in advance of any reserved matters applications being submitted for formal consideration. The reserved matters submissions will be required to reflect the terms of the approved delivery plan.</p> <p>Officer comment: This is to reflect the fact the application has been submitted in outline.</p> <p>2. Remove clause 4 from the section 106 recommendation (page3) as set out below, to be replaced with the following two conditions with appropriate reasons as set out below in bold.</p> <p>4. Specification for layout of and ongoing maintenance provisions for the formal open space area and sustainable urban drainage scheme (SUDs).</p> <p>The details required to be submitted pursuant to condition 1 in terms of the landscaping details shall show not less than 1680 square metres of useable public open space, of which not less than 400 square metres shall be laid out as an informal play area. The approved details for all the public open space across the site shall be implemented in accordance with a phasing plan to be submitted to and approved by the local planning authority in writing prior to the construction of any dwellings on the site. The approved details shall be maintained as such thereafter.</p> <p>Reason: To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).</p>

	<p>The management and maintenance arrangements for all areas of open space across the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of any dwellings on the site. The approved management and maintenance arrangements shall be implemented in accordance with the agreed arrangements at all times thereafter.</p> <p>Reason: To safeguard the character and amenities of the area in accordance with Policies DM2 and DM14 of Local Plan Part 3 (Development Management Policies).</p> <p>Officer Comments: This is a better way of controlling the delivery and maintenance of the open space aspects with the SUDs elements already controlled by conditions 10 and 11 as set out in the report.</p> <p>Page 5: One further representation in support of the application has been received since the report was written.</p>
2.	<p>16/01898/MARM - Reserved Matters in respect of appearance, landscaping, layout, and scale following Outline approval 14/00830/MOUT - Land at NGR 284242 99827 (Wellparks) Exeter Road Crediton.</p> <p>Page 17: Amended plans were submitted and which are date stamped 27th March 2017 to reflect the proposed car parking arrangements as set out on drawing 0065 Rev.C</p> <p>Officer Comments: It is the scope of the car parking provision as proposed on this plan that has been assessed and reported in the Report pack. No further comment and/or assessment required.</p>
3.	<p>17/00106/MOUT - Erection of 16 dwellings with access and associated works - Land at NGR 306965 113252 (North of Belle Vue) Ashley Road Uffculme.</p>
4.	<p>17/00217/FULL - Erection of a polytunnel and field shed - Land at NGR 310932 109654 (The Shippens) Blackborough Devon.</p> <p>18th April 2017</p> <p>Additional supporting information in the form of an email of support dated 13th April 2017 received by Mrs Hill from Dr Caroline Smith who is a psychiatrist working with the local Learning Disability Intensive Assessment and Treatment Team at Devon Partnership NHS Trust. The email sets out Dr Smiths support for the proposed facilities to be provided under this application (field shed and polytunnel) which would support the resident's mental and physical health.</p>
5.	<p>17/00318/FULL – Temporary retention of log cabin (caravan) for 3 years - Land at NGR 295221 103171(The Orchard) Great Pitt Silverton.</p>
6.	<p>17/00323/FULL - Erection of 3 dwellings (Revised Scheme) - Land at NGR 296643 113493 Adjacent 37 Beech Road Tiverton.</p>

AGENDA REPORTS	
Item 10	14/00604/MFUL Revised Scheme at Post Hill Nursing Home, 36 Post Hill, Tiverton
Item 11	17/00136/MOUT Outline for 60 dwellings at Land (East of Dulings) Copplestone
Item 12	16/01362/FULL Land at NGR 279371 101700 Spencecombe Crediton
Item 13	06/00016/TPO Report regarding TPOs at Howden / St Auybns Rise