

PLANNING COMMITTEE AGENDA - 17th May 2017

Applications of a non-delegated nature

UPDATES

ENFORCEMENT LIST	
1.	

THE PLANS LIST	
1.	<p>17/00033/OUT - Outline for the erection of 8 dwellings - Land and Buildings at NGR 301416 115145 Crosses Farm Uplowman.</p> <ol style="list-style-type: none">1. Further information on behalf of the applicant addressing objections in respect of Design and Access Statement, access proposals and visibility.2. Further information on behalf of the applicant addressing objections in respect of the drainage strategy.3. Further objection setting out comments from DCLG in respect of determining applications. <p>The additional information and objections add nothing material that has not been considered and commented on in the committee report.</p>
2.	<p>17/00300/MOUT - Outline for the erection of 30 dwellings and new vehicular and pedestrian accesses - Land at NGR 305578 112053 Uffculme Road Uffculme.</p>
3.	<p>17/00395/FULL - Erection of a barn to house flexible generation and energy storage plant with associated infrastructure, access, cable route and landscaping - Land and Building at NGR 280066 113155 (Woodford Farm) Witheridge.</p> <ol style="list-style-type: none">1. 8th May 2017- Consultation response received from Witheridge Parish Council- <i>No objection subject to verification the proposal will not impact on the amenity of the proposed 65 houses to be sited on land east of Butts Close Witheridge (Tiverton side of the adventure playground); specifically noise and diesel fumes from operation of the proposed generators.</i> <p>In response, the applicants have submitted a letter from the Air Quality Consultants confirming that the assessment has considered the impacts on the proposal on sensitive receptors i.e. residential properties to the north and south boundary of the site. They conclude that it is demonstrated that the air quality effects of the proposed dual- fuel flexible generation and energy storage barn at Woodford Farm on the proposed residential development on the land south of Butts Close will be insignificant.</p> <ol style="list-style-type: none">2. Following feedback and comments from the local community in regards to the use of diesel, the applicant is prepared to make a commitment to operate the site on gas only thereby directly addressing their concerns.

	<p>Officer comment: This does not change our assessment of the application as gas is not a renewable energy and as such the proposal does not support objectives to increase renewable energy capacity in accordance with policies COR1 and COR5 of the Mid Devon Core Strategy and DM5 of the Local Plan part 3 (Development Management Policies). Should members be minded to approve the proposal on this basis they could include a condition to restrict the operation of the site to gas only.</p>
4.	<p>17/00407/FULL - Variation of conditions 5, 6, 15, 23, 27, 28, 31, 32, 34 and 35 to allow certain works to be undertaken before additional details are submitted to the Local Planning Authority, to phase the Construction Management Plan/s and to enable works to be carried out before the tree and hedgerow protection fencing is erected; and removal of conditions 24 and 26 (duplication of the requirements of other conditions) of planning permission 13/00947/MOUT - Land at NGR 305036 113872 (Junction 27) Sampford Peverell Devon.</p>

AGENDA REPORTS	
	<p>17/00001/TPO – Track at NGR 296538 103662 (Greenslinch Lane) Silverton</p> <p>I am writing to inform you that the agenda of 17/00001/TPO will be postponed until the following Committee meeting. The agenda is to address the objections raised to the Tree Preservation Order.</p>