

PLANNING COMMITTEE AGENDA - 14th June 2017

Applications of a non-delegated nature

UPDATES

THE PLANS LIST	
1.	<p>17/00173/MOUT - Outline for the erection of up to 28 dwellings and up to 90 sq m of A1 retail floorspace, including incidental open space and car parking - Land at NGR 287483 106365 (White Cross) Cheriton Fitzpaine Devon.</p> <p>Redraft condition as follows on page 28 as follows:</p> <p>The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later.</p>
2.	<p>17/00199/OUT - Outline for the erection of 5 dwellings - Land at NGR 300011 112475 (Adjacent to The Pethers) Crown Hill Halberton.</p> <p>Halberton Parish Council still objects to the application on the grounds of:</p> <ol style="list-style-type: none">1. it is outside the local plan settlement limit2. it will cause additional traffic and disturbance to residents3. it is grade 1 agricultural land4. the development will overlook adjoining properties5. increased traffic will cause a danger to pedestrians who use the road to access to the canal as there is no footpath6. increased traffic on an official Sustrans cycle route (route 3) <p>I trust you will take the parish's objections into account when considering the application.</p> <p>The applicant has paid the £6,025 Public Open Space contribution already and has advised that the DCC Education contribution of £2,802 will be paid shortly by unilateral undertaking</p> <p>REVISED RECOMMEDATION: Grant outline planning permission subject to the prior signing of a s106 agreement seeking an education payment of £2,802 towards secondary school transport, and conditions</p> <p>In the second paragraph of the Highway Authority response, the word 'regarded' should read 'regraded'</p>
3.	<p>17/00353/FULL - Erection of 6 affordable dwellings and formation of access - Land at NGR 307578 116857 (SE of Oakfield) Burlescombe Devon.</p> <p>A CONSULTATION RESPONSE FROM DCC LEAD LOCAL FLOOD AUTHORITY HAS BEEN RECEIVED AS FOLLOWS:</p> <p>Devon County Council's Flood and Coastal Risk Management Team is not a statutory consultee for the above planning application because it is not classed as a major development under Part 1(2) of The Town and Country Planning (Development Management Procedure) (England) Order (2015). However, we</p>

	<p>have been approached by the Local Planning Authority to provide advice in respect of the surface water drainage aspects of the above planning application, which is outlined below.</p> <p>Observations:</p> <p>The applicant has now submitted sufficient information in relation to the surface water drainage aspects of the above planning application in order for it to be determined.</p> <p>The strategy presented within the submitted within the Drainage Statement (Ref: 16.11.283, Rev, 01, dated May 2017) is acceptable and SWW have agreed the proposed discharge point. However given concerns raised by adjacent residents about changes in overland flow routes, it would recommended that the proposed 300 mm high edge protection to development as shown on Drawing No. 16.11.283-1002-P01 to prevent overland flows is reduced in length to still provided to prevent exceedance from entering the proposed new dwellings but allow exceedance flows to enter the green space. However flows should be prevented from entering the proposed attenuation facility if this option is explored.</p> <p>The applicant has provided plans which show the pedestrian access being provided up to the concrete apron of the bus stop as suggested by DCC Highways</p> <p>REVISED RECOMMENDATION: Subject to the prior signing of a s106 to ensure that the site is only developed as an affordable housing exception site, grant planning permission subject to conditions.</p>
4.	<p>17/00462/FULL - Erection of workshop - Land and Buildings at NGR 286112 123782 (Highfield Farm) Oakford Devon.</p> <p>DEFERRED for the Local Planning Authority to investigate if there have been any breaches of planning control on the site.</p>
5.	<p>17/00542/FULL - Erection of 2 dwellings - Brick House Silver Park Kentisbeare.</p> <p>The applicant has put forward an argument to reduce the air quality contribution requested from a total of £10,436 to £1669.76 on the basis of the majority of traffic arising from the proposed development would not pass through the Cullompton Air Quality Management Area. This figure has not yet been agreed by Officers.</p> <p>The recommendation is therefore amended as follows:</p> <p>Grant planning permission subject to the provisions of a S106 agreement to provide the following:</p> <ul style="list-style-type: none"> • £2,332 towards improvements to Silver Park Playing Fields, Kentisbeare (Public Open Space contribution) • £10,436, or any other lesser amount agreed by the Head of Planning and Regeneration, towards community car share schemes and clubs for Cullompton (Air Quality contribution)
6.	<p>17/00557/FULL - Erection of a temporary agricultural worker's caravan - Land at NGR 283175 113696 (Menchine Farm) Nomansland Devon.</p>

7.	17/00593/HOUSE - Erection of first floor extension to single storey dwelling - Woodlawn Calverleigh Tiverton.
8.	17/00811/CAT - Notification of intention to reduce the height of approximately 100 Sycamore trees by 1.75m within the Conservation Area - Land at NGR 301044 112936 (Between Nos. 46 and 48) High Street.
9.	<p>17/00812/CAT - Notification of intention to reduce height of 82 Leylandi trees by 2m within the Conservation Area - Treetops 28 High Street Halberton.</p> <p>The consultation period has now ended. Halberton Parish Council discussed the application at their meeting last evening and have no objections.</p> <p>The Tree Officer has provided no written comments on the notification but has verbally confirmed that they are content with the proposals and do not wish to impose a Tree Preservation Order.</p>

AGENDA REPORTS

	<p>17/00300/MOUT – Outline for the erection of 30 dwellings and new vehicular and pedestrian accesses at Land at NGR 305578 112053, Uffculme Road, Uffculme – MEMBERS RESOLVED TO REFUSE DEFERRED FOR IMPLICATIONS REPORT</p> <p>Halberton Parish Council -The Council has previously objected to this application, and these objections remain in place.</p>
	<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 at Land at NGR 305036 113872 (Junction 27) Sampford Peverell – DEFERRED FOR LEGAL ADVICE</p>
	<p>17/00001/TPO – Tree Preservation Order for an area of trees – 1 Sycamore, 1 Elm, 1 Oak, 1 Holly, 1 Hazel – Track at NGR 296538 103662 (Greenslinch Lane) Silverton - DEFERRED</p>