

## PLANNING COMMITTEE AGENDA - 12th July 2017

### Applications of a non-delegated nature

### UPDATES

THE PLANS LIST	
1.	<p>17/00034/FULL – Retention of slurry lagoon at Land (adjacent to Mardles Gate) Brocks Cross, Colebrook, Devon</p> <p>Page 3: Since the report was issued a letter (dated 5<sup>th</sup> July) has been received by an agent acting for the applicant: The letter confirms the following information in relation to the application:</p> <ol style="list-style-type: none"><li>1. The Slurry lagoon is to serve the a dairy farm which is 130 hectares (currently accommodating 250 milking cows).</li></ol> <p>The site was chosen as it is considered by the applicant that it has the following locational advantages:</p> <ol style="list-style-type: none"><li>1. It will allow for direct pumping from the reception pit in the nearby farmyard to the lagoon thus reducing transport movements. Note this is not how the slurry has been transported to date.</li><li>2. The slurry can be pumped from the lagoon using a umbilical cord arrangement and therefore further reduce movements.</li><li>3. The location has been chosen away from any water courses and therefore will minimise any incidents of pullation.</li><li>4. New planting will assist with screening of the unauthorised development.</li><li>5. The facility has Environment Agency (EA) approval.</li></ol> <p>10<sup>th</sup> July 2017</p> <p>Officer Comment: this further information does not affect the officer recommendation a set out in the report.</p> <p>Page 5 and 8:</p> <p>Since the report was drafted the EA has confirmed in a letter to the applicant that the development as it has been constructed meets the requirements of the SAFFO regulations 2010.</p> <p>Page 4: For the avoidance of doubt and to clarify the drafting in the report under comments from the Environmental Protection Officer.</p> <p>The boundary of the unauthorised development is approximately 40 metres from the garden boundary of Mardles Gate, and given the separation distance the EPO is unconvinced that a cover would address the odour concerns arising from the development distance.</p> <p>Page 8: For clarification at point 6 the report sets out a specific strategy for enforcement action should the application be refused by the planning committee. Any subsequent enforcement action that is necessary following consideration of the application by the committee will in fact be subject to a further report to committee.</p> <p>Page 9 the drafting the reason for refusal has been mis typed , and should read as follows:</p> <p>The slurry lagoon and surround earth bank surrounding, by reason of its scale and siting in close proximity to the neighbouring properties at Mardles</p>

	<p>Gate and Manor Croft is considered to adversely affect the residential amenity and the living conditions of these neighbouring occupants by way of odour nuisance, air quality impact and the creation of an un-neighbourly impact, contrary to Policies DM2, DM7 and DM22 of Mid Devon Local Plan part 3 (Development Management Policies) and guidance in the National Planning Policy Framework.</p>
2.	<p>17/00129/OUT - Land and Buildings at NGR 300985 112877 Between 36 and 42 High Street, Halberton, Devon</p> <p>10<sup>th</sup> July 2017 Unilateral undertaking and financial contribution towards the provision of public open space now received.</p> <p>12<sup>th</sup> July 2017 Halberton Parish Council</p> <p>I am just writing to confirm Halberton Parish Council's formal response to this application is:</p> <p>The Council's objection to this application is unchanged on the grounds of access on to High Street, over burdening on the roadside wall, height, visual intrusion and over-looking other properties. It is unclear what revisions have been made to the plan and the plans appear to be inaccurate with regard to the elevation of the site. The Council requests this application be called-in.</p>
3.	<p>17/00617/MFUL - Hartnoll Business Centre Hartnoll Farm Tiverton Devon</p> <p>10<sup>th</sup> July 2017 Further objections have been received since the report was written, however the contents of such objections have already been considered in the report.</p>
4.	<p>17/00792/FULL - Land at NGR 302323 107962 Adjacent to 75 Head Weir Road Cullompton, Devon</p> <p>10<sup>th</sup> July 2017 The proposed allocation of open space funding for this site has been assigned to the Tufty park Fund, although there are two open space sites closer to the subject properties, Therefore following discussions with Cullompton Town Council and the Local ward Member it is considered that the funding should be allocated to Head weir Road and or Linear Park rather than Tufty park.</p> <p>As Payment is still to be received this can be amended by the resubmitting the Unilateral undertaking with the appropriate open space allocation.</p>
5.	<p>17/00854/OUT - Land at NGR 306965 114496 (2 Appledore Court) Burlescombe, Devon</p>

## AGENDA ITEMS

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17/00593/HOUSE	Erection of first floor extension to single storey dwelling Woodlawn Calverleigh, Tiverton, Devon, EX16 8BE