

Planning Committee –Tuesday 2016

Late representations/updates

Item No.	Description
1	<p>NEWTON ABBOT - 17/01773/FUL - 6 Belvedere Road - Proposed timber decking and pergola in rear garden of property</p> <p>No updates received</p>
2	<p>STARCROSS - 17/01703/MAJ - Cockwood Harbour & Starcross Slipways, Cockwood - Tidal defence scheme to include flood gate installation and replacement, slipway raising and wall raising at tidal inlets, together with a combination of raising, repair and reconstruction of Cockwood Harbour seawall, and associated works</p> <p>No updates received RE</p>
3	<p>EXMINSTER - 15/00708/MAJ - Land at South West of Exeter, Matford - Outline - residential development, mixed use local centre (Use Classes A1, A2, A3, A4, A5, D1 and B1), education facilities and sport and recreation, land for community buildings (Use Class D2), open space, Suitable Alternative Natural Green Spaces (SANGS), Sustainable Urban Drainage Systems works, new access and highways infrastructure including a bridge and related works (approval sought for access)</p> <p>No updates received RE</p>
4	<p>EXMINSTER/SHILLINGFORD ST GEORGE - 16/03251/MAJ - West Exe Park, Alphington - Outline application for employment development (Use Classes B1, B2 and B8) up to 47,112 square metres (gross floor area) together with associated infrastructure including new vehicular access, an internal road layout, car parking, landscaping, services and all other associated development (approval sought for access)</p> <p>The Officer Report outlined how at the time of writing, the Parish Councils were being consulted on the draft Technical Note 8 – Days Pottles Lane Traffic Note.</p> <p>This draft note suggested that a scheme of signage be introduced at the western and eastern ends of Days Pottles Lane as an additional measure to address the concerns of the Parish Council that traffic (specifically HGVs) from the site would choose to route through Days Pottles Lane.</p> <p>Since this time, it is understood that the concerns of the Parish Council remain and therefore the applicant has now proposed additional measures along Days Pottles Lane.</p>

It is proposed that traffic flows both at the site access and on Days Pottles Lane would be monitored using registration plate matching in order to determine the numbers of vehicles emanating from the site using Days Pottles Lane. In the event that traffic flows to or from the site exceeded 30 additional vehicles in the peak hour the following measures would be implemented:

- The construction of 3 new passing areas along Days Pottles Lane frontage (in the ownership of the applicant) as illustrated on submitted plan SK-501 Rev A;
- The construction of a gateway feature, (or other measures to the equivalent cost as agreed with relevant parties) at an appropriate area along Days Pottles Lane. Such measures would calm the traffic on the road before the village of Exminster and mitigate any increase in traffic caused by the new development. It should be noted that the applicant has discussed and agreed this mitigation measure with DCC Highways.

The additional measures as already detailed in the Recommendation would also be delivered including bus stops; cycleway funding; and a weight limit for Kennford.

Correspondence confirming these matters has also been received from the Applicant.

The following supporting documents have also been received and uploaded to the public portal accordingly:

- Technical Note 8 – Days Pottles Lane Traffic Flows;
- Technical Note 9 – Draft Travel and Operational Plan;
- Proposed Kennford Weight Limit (Drawing number: WL-01 Rev C);
- Potential Bus Stop Locations (Drawing PHL-08-C);
- Potential offsite cycle improvements (GA-01 Rev C).

It is worth noting that confirmation has been received from Stagecoach that their buses would stop at the proposed new bus stops.

In line with the additional information received, the following updates are required to the recommendation:

S.106

Additional point (f)

A scheme for traffic calming along Days Pottles Lane to be implemented should traffic flows to and from the site exceed 30 additional vph in the peak hour.

	<p><u>Conditions</u></p> <p>Condition 12 to be amended to state “A Travel and Operational Management Plan to be submitted to the Local Planning Authority for approval in writing prior to the occupation of each unit, and the travel plan shall be brought into use no later than first occupation of the unit and shall remain in force as approved. The Plan shall detail a preferred route for traffic travelling north from the site that avoids travelling through Kennford Village Centre.”</p>
5	<p>KINGSKERSWELL - 16/01961/MAJ - Land to rear of Mount Pleasant Road - Outline - residential development of up to 34 dwellings (all matters reserved for future consideration)</p> <p>No updates received RE</p>
6	<p>DAWLISH - 16/02074/FUL - 1 Priory Park Road - Decking and parking bay at front of property</p> <p>No updates have been received.</p>
7	<p>DAWLISH - 13 Weech Road - Buildings at Risk</p> <p>A letter of support has been received since the Report was published: “Please can I register my support for the proposal to serve an Urgent Improvement Notice for 13 Weech Road Dawlish.</p> <p>In addition to the building faults outlined in your briefing paper, dated 26th September, I would like to add the following comments in support of improvement action:</p> <p>I have noticed over the last few years that the chimney, at the east end of the older cob section where it joins the Victorian wing of the house, has increased its lean and there are signs of roof sagging and slate loss on the north aspect of the main roof.</p> <p>Roof fascia is missing from the east end of the Gig exposing the edge/underside of the roof tiles to wind and rain, increasing the risk of tile loss from this building which directly adjoins the road.</p> <p>Graffiti, internal and external, has been added to the building increasing the likelihood that further vandalism will occur to the detriment of the building.”</p>
8	<p>TEIGNMOUTH: The Buntings, Higher Woodway Road, Teignmouth</p> <p>Two representations have been received since the Report was published. In summary the issues raised are as follows:</p> <p><u>Residential use of barn</u></p> <ul style="list-style-type: none"> - The building used for residential purposes was built as a stable (non-agricultural building) now being described as barn i.e an agricultural building, which is confusing. - Residential use of barn has been taking place for the best part of five years.

- No evidence given to support the assumption that Prior Approval for change of use would have been granted.
- If provisions of the GDPO 2015 are properly satisfied – no objections would be raised for the change of use of this building.
- Do not accept that the requirements of class Q can be satisfied.

New agricultural barn

- the barn should have been formally regularised with a planning application as was the initial view of the Council's solicitor
- consent void and no works should have commenced until issue regularised.

Commercial use of the land

- the land is still being used for commercial purposes for the sale of wood and logs.
- further investigations should be carried out