

# SITE INSPECTION REPORT FOR PLANNING COMMITTEE 15<sup>th</sup> May 2018

CHAIRMAN: Cllr Dennis Smith



<b>REPORT OF:</b>	<b>Site Inspection Team – Chairman Cllr Smith</b>
<b>DATE OF SITE INSPECTION:</b>	<b>24 April 2018</b>
<b>APPLICATION:</b>	CHUDLEIGH - 17/01099/MAJ - Land At NGR 285932 78878 Station Hill, Station Hill, TQ13 0EA - Reserved matters approval for 218 dwellings and siting of 12 custom build plots (outline planning permission 13/01062/MAJ)
<b>WARD MEMBERS</b>	<b>Councillor Keeling</b>

Also present: Two representatives of the Town Council and Brian Hensley from DCC Highways

Apologies: Councillors Parker and Jones

Purpose of Site Inspection:

*In accordance with the procedure relating to major applications, this application was the subject of a site inspection prior to being considered by the Committee. All members of the Committee were invited to attend the site inspection. The purpose of the inspection was to enable Members to familiarise themselves with the site. Members were unable to form an opinion on the applications without having first considered the detailed reports of the Business Manager.*

The Planning Officers reported on the reserved matters proposal for approval of appearance, landscape and scale of 13/01062MAJ. The officer showed the members detailed drawings of the proposal and the site was viewed from several viewpoints.

The site was viewed from the position of the proposed access on Oldway (north west) and orientated by the position of trees on the site. Officers advised that the site outlined for employment on 13/01062/MAJ is excluded from this application and will come forward as a separate application. The officer also identified the location of the proposed custom build plots and addressed the location of the bat flyway.

Members then walked further down Oldway and viewed the site from close to the position of the pedestrian access from Oldway into Zone 1. The officers talked about the proposed location of proposed equipped play area and non-equipped open space at the entrance to the site. Members walked up the slope and observed the site from this perspective. Members walked to the existing barn and beyond and the officers talked about the location of the existing properties to the north. Members were shown on the detailed drawings that the buffer between new and existing housing is between 20 and 25 metres.

From the barn the members walked across to view the access to the west of the site (B3344). Here there was discussion about the width of the pavements walking back into the Town centre and if this could be addressed through the reserved matters application. Members walked the pedestrian route towards the centre of Chudleigh and back to the original meeting point at Oldway near Lower Trindle Close.

Town Council: Would like the road to remain two way to discourage the flow of traffic through the town.