

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
MONDAY, 25 FEBRUARY 2008**

(56/1968/07/F) – Land rear of 8-14 Collins Road, Sparrow Road, Totnes

Present: Cllr S E Cooper
Cllr P Coulson
Cllr G J Fielden (Chairman)
Cllr P W Hitchins
Cllr A Ward

In attendance and participating:

G Bryant (County Highways Engineer)
B Fowlds (Solicitor)
D Kenyon (Area Planning Officer)
Cllr R T Vint (Local Member)

Also in attendance but not participating:

Objectors and supporters

In introducing the application, the Area Planning Officer (APO) made particular reference to:-

- (A) the details of the application. With the aid of plans and elevated drawings of the application, the APO advised that the proposal was for the erection of two single storey dwellings. Plot 1 was to be of a “split level” roof design with off street parking for three vehicles, with residential amenity/garden area surrounding the dwelling. Plot 2 was to be located to the narrow northern end of the site close to Lower Collapark, which it was noted had been designed in a linear style to reflect the characteristics of the site;
- (B) the flood risk assessment. The APO advised that there were a number of springs flowing through the site which, during heavy rainfall, had resulted in flooding of the dwellings located within Lower Collins Road. The Environment Agency had stated that it would be the responsibility of the developer to ensure that any springs on the site did not cause problems to neighbouring dwellings and a condition would be imposed to ensure drainage systems were acceptable;
- (C) the planning history of the site. The Group was reminded that this planning application had been submitted following refusal of a previous application for the erection of two dwellings on the same site during July 2007. It was noted that the refusal was on the grounds of overdevelopment of the site. Following the refusal, the agents entered into dialogue regarding possible amendments to the scheme to overcome this concern. As a result of these discussions, it was felt that the revised application was a more suitable scheme;

- (D) the site being within 50metres of a Conservation Area, the boundary of which was along the east side of Lower Collins Road;
- (E) the Highways Authority having no objections to the application. However, the importance of maintaining the integrity of the western bank was emphasised;
- (F) representations received from third parties and Totnes Town Council. Letters of objection had been received which outlined concerns of loss of allotment land, drainage of the site, overdevelopment, overlooking and loss of sunlight/daylight, the value of the properties, provisions for waste drainage, increased vehicle movement, damage to services running along the lane, loss of mature trees on site and the impact on the Conservation Area. In comparison, letters for support were also received noting that the development would tidy up the overgrown waste land, benefit the local community, provide housing at a lower price range and provide additional housing to the area;
- (G) the Landscape and Recreation Manager recommending a Section 106 Agreement requiring an open space, sport and recreation contribution of £4,875.

A local Member, who was also a Member of the Site Inspection Group, felt that the scale of the proposed development was considerably large for this site, especially in relation to plot 2 which tapered down towards Lower Collins Road. Furthermore, she reiterated local residents' concerns over potential flooding. The second local Member wished to verify these concerns and highlighted the Town Council's desire to allocate land for use as allotments. In response to these comments, the Solicitor informed the Group that the Council could use its Compulsory Purchase Order powers to obtain land for allotment use but it was not in a position to do so at present. Moreover, the APO expressed that the Environment Agency had raised no concerns on the grounds of flooding.

During discussion, a Group Member, although understanding of these concerns felt that this was an invaluable site for development.

Following discussion, the following recommendation was **PROPOSED** and **SECONDED** and on being put to the vote declared **LOST**:-

'That in respect of application 56/1968/07/F, the application be refused due to overdevelopment of site and at risk of flooding'

Therefore, it was then (by three votes to two):-

RECOMMENDED

That in respect of application number 56/1968/07/F, the application be approved subject to the provision of a satisfactory Section 106 Agreement requiring a contribution of £4,875 towards open space, sport and recreation and the following condition:-

- 1 - TIM3 (Standard time limit 3 years)
- 2 - MAT8 (Roofing Natural Slate)
- 3 - MAT (Eaves & Verges)
- 4 – MAT (Flues details)
- 5- MAT14 (Walls Render Details)
- 6 - MAT22 (Joinery Details)
- 7 - RES30 (Windows)
- 8 - RES22 (Exclusion Of G.D.O)
- 9- Non Standard
Parking
- 10 - Non Standard
Highways – Retention of Pedestrian Throughway
- 11 – Drainage
- 12 - Landscaping
- 13 – Non Standard
Structural Integrity of Embankment