

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

**56/2418/07/F – Land opposite 1 Argyle Terrace and 6 St. Johns Terrace,
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)
Cllr G Date (local Member)
Cllr V Harvey (Totnes Town Council representative)
D Kenyon (Area Planning Officer)
Cllr R J Vint (neighbouring Ward Member)
Cllr J A Westacott (local Member)

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 one-bed dwellings. The buildings would be split-level with the north end of the site being single storey with the rear being two storey as the topography of the site changed. The proposal was 7.5m back from the highway frontage;
- (B) the planning history of the site. The Group was reminded that this planning application had been submitted following the withdrawal of the previous application which officers had expressed concerns over because the design of the scheme appeared incongruous with the surrounding dwellings;
- (C) representations received from third parties. Letters of objection had been received which outlined concerns of adverse impact upon safety to public, loss of gardens, the road serving the site being considered too narrow with limited turning area and parking facilities, impact on views from surrounding dwellings, poor design, loss of trees, the potential impact on the highway from the Redworth Court development, disruption to neighbouring gardens, dangers of junction to highway, impact on character of area, overlooking of rear gardens and the development setting a precedent;

- (D) the Highways Authority raising no objections to the application. The APO noted that concerns had been raised over the impact the proposal would have upon the highway safety and the use of the junction under an existing passageway. Redworth Cottage, which was situated to the north east of the site, was granted permission for the demolition of existing buildings and erection of four houses and three flats including new access road. The new access runs to the north of the existing passageway. The passageway was to be adapted into a pedestrian walkway with bollard's preventing any vehicle access to the terrace. The Devon County Council Highways Authority considered the new access to be acceptable. However, the access was not yet in use and therefore it was appropriate to impose a condition restricting any development commencing until it was in use;
- (E) the Environmental Health Officer raising no objections but requesting a contaminated land investigation condition;
- (F) the Landscape and Recreation Manager recommending a Section 106 Agreement requiring an open space, sport and recreation contribution of £2,925.

The Town Council representative and the local Members urged the Group to recommend objection on the grounds of adverse impact upon public safety in relation to the access road. Furthermore, it was felt that the proposals may set a precedent along the terrace for further development.

The Site Inspection Group then proceeded to walk the footprint of the proposed development and then viewed the existing access route.

During discussion, a Group Member reiterated the concerns of the Town Council and local Ward Members highlighting the access road and its perceived dangers to public safety. In comparison, a Group Member welcomed the proposed development feeling that it would improve the overall street scene.

Therefore, it was then (by four votes to one):

RECOMMENDED

That in respect of application number 56/2418/07/F, the application be approved subject to the satisfactory completion of a Section 1006 Agreement requiring a contribution of £2,925 towards open space, sport and recreation provision and the following conditions:-

- 1 - TIM3 (Standard three year time limit)
- 2 - MAT8 (Roofing Natural Slate)
- 3 - MAT11 (Eaves & Verges)
- 4 - Non Standard
Brick Sample
- 5 - MAT23 (Timber, Doors and Windows Reserve)
- 6 - MAT22 (Joinery Details)

7 - RES30 (Windows)
8 - RES22 (Exclusion of G.D.O.)
9 - Non Standard
Parking
10 - Non Standard
Highways
11 - Non Standard
Noise Assessment
12 – Non Standard
Surface water disposal
13 – Non Standard
Landscaping
14 – Non-Standard
Contaminated Land Investigation