

Application Report

Planning, Housing and Health
North Devon Council
Lynton House, Commercial Road,
Barnstaple, EX31 1DG



Application No: 73875
Application Type: Outline application
Application Expiry: 15 April 2022
Ext Of Time Expiry: 15 April 2022
Publicity Expiry: 12 April 2022
Parish/Ward: FREMINGTON/FREMINGTON
Location: Land north of St Andrews Road
Fremington
Proposal: Outline application for the erection of up to 161 residential dwellings, involving the demolition of an existing dwelling (no.18 St Andrews Road) to create a new access onto St Andrews Road, and associated landscaping and open space with some matters reserved (appearance, landscaping, layout & scale). (amended plans)
Agent: Savills
Applicant: Vistry Homes Limited
Planning Case Officer: Mrs J Meakins
Departure: Y
EIA Development:
EIA Conclusion: Development is outside the scope of the Regulations.
Decision Level/Reason for Report to Committee: Contrary to Development Plan and at the request of Councillor Mackie

Update to Committee Member's following deferral of application on 8th June 2022

At the meeting of the planning Committee on the 8th of June 2002, Officers advised committee members that new information had been brought to light by the Council's Consultant Environmental Health Officer on 7th June 2022 which identified potentially unacceptable noise levels at existing residential dwellings in St Peter's road, which had previously not been accounted for. It was Officers advice that members defer the item to enable the issue to be assessed by the developer and to give any third parties an opportunity to review the information and provide further comment in respect of this issue.

The resolution of the committee was: *'RESOLVED (unanimous) that the application be DEFERRED for one cycle in order for the points raised by the Environmental Health Officer in relation to noise levels to be addressed and that the application be brought back to the July 2022 meeting of the Committee for consideration.'*

Unfortunately due to the short turnaround period for the deadline for July committee, and the technical nature of the issue being addressed, the discussions between the

applicants Noise Consultant and LPA's Consultant Environmental Health Officer have not yet concluded. As such, the Case Officer has been unable to make an updated planning assessment by the relevant deadlines and as such it is anticipated that the item is likely therefore to come forward for the agenda on 10th August 2022.

For reference to the earlier recommendations please see the committee agenda reports for the meetings of 8th June 2022, and 13th April 2022.