

Application Report

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

Application No: 73784
Application Type: Full Application
Application Expiry: 22 December 2022
Extension of Time Expiry: 22 December 2022
Publicity Expiry: 10 February 2023
Parish/Ward: BISHOPS NYMPTON/BISHOPS NYMPTON
Location: Land at Glebeland Villas
Bishops Nympton
South Molton
Devon
EX36 4PT

Proposal: Demolition of existing private garage blocks and erection of 2 dwellings, with parking provision for existing dwellings and associated works (amended description, red line, plans and additional information)

Agent: Woodward Smith Chartered Architects
Applicant: North Devon Homes Ltd
Planning Case Officer: Mrs J. Meakins
Departure: N

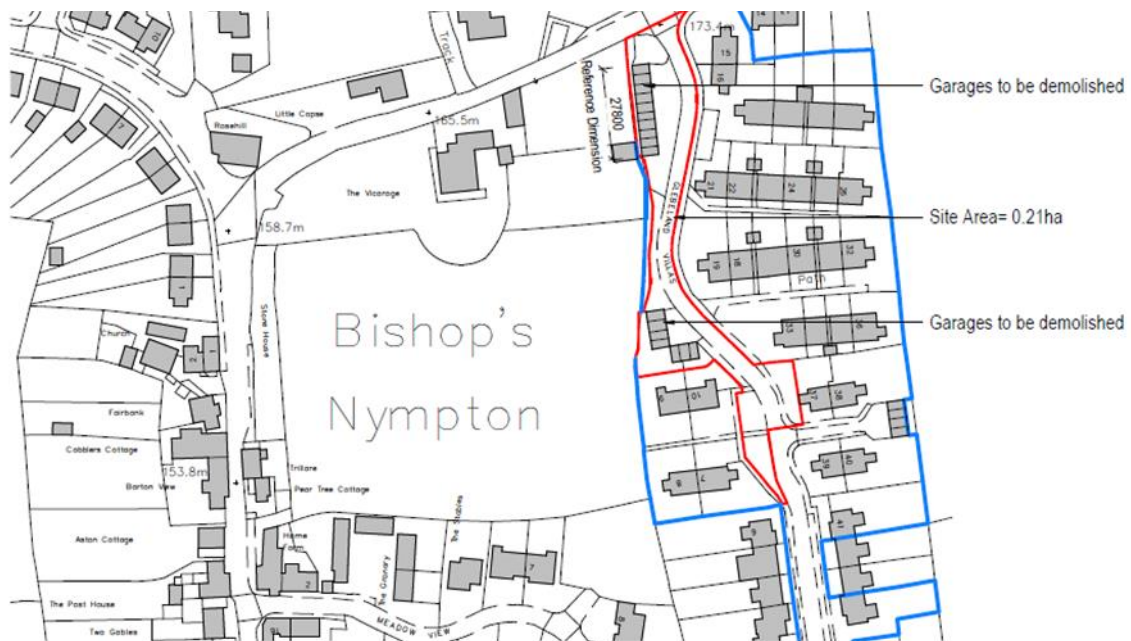
EIA Development:
EIA Conclusion: Development is outside the scope of the Regulations.
Decision Level/Reason for Report to Committee (If Applicable): Committee - The site is owned by North Devon Council and the application has been called in by Cllr Yabsely for the following reason:
*The very significant concern raised by the Community and residents relating to the loss of car parking, garaging and near to home unloading opportunities.
At present residents of Glebeland Villas find it difficult to park near their homes to unload shopping and people and to park cars reasonably near to their home's. This is partly due to the steepness of the site but also due to the distance some homes are from the highway. With high pavements steps and long foot paths to negotiate, many are also not so young.
I believe that this Development is ill considered and does not properly take into account the needs and difficulties experienced by residents and therefore request that should the Planning Officer be considering supporting this application in its present form that the Planning Cttee should consider and determine the Application.*

Site Description

The application site which is approximately 0.21 hectare is situated in a predominantly residential area in Bishops Nympton, accessed off Glebeland Villas.

The site comprises of 3 garage blocks comprising 17 garages (10 garages are sited to the north of the site and a further 4 + 3 garages are sited to the south of the site) amenity grassland, hard-standing, ornamental planting and a small number of trees and shrubs.

Whilst the existing garages are not in use it was noted at the time of the site visit that the spaces fronting them are utilised by vehicles. North Devon Council are the freehold owners of the garage blocks.



Proposed development located within existing residential housing



Existing block of garages to be demolished (Plot 1)



Existing garages to south to be demolished (Plot 2)

Planning History

No relevant planning history

Constraints/Planning Policy

Constraint / Local Plan Policy	Distance (Metres)
Adjacent to Conservation Area: 8 Bishops Nympton Adopted 01/09/1983;	Within constraint
Advert Control Area Area of Special Advert Control	Within constraint
Burrington Radar Safeguard Area consultation required for: All buildings, structures, erections & works exceeding 90 metres in height.	Within constraint
Conservation Area: 8 Bishops Nympton Adopted 01/09/1983;	Within constraint
Landscape Character is: 3A Upper Farmed & Wooded Valley Slopes	Within constraint
Listed Building Adjacent: 950 EH Ref 1309416 Stable block north-east of the Rectory including wall to the stable yard and walls to the kitchen garden to the east, Bishops Nympton	Within constraint
Listed Building Curtilage (Adjacent to)	Within constraint
Listed Building Curtilage (within)	Within constraint

Constraint / Local Plan Policy	Distance (Metres)
Listed Building: 950 EH Ref 1309416 Stable block north-east of the Rectory including wall to the stable yard and walls to the kitchen garden to the east, Bishops Nympton	Within constraint
Unclassified Road	
USRN: 27501691 Road Class:Q Ownership: Private	Within constraint
Within Adopted Housing Allocation: BNY01 Glebe Field	Within constraint
Within Adopted Unesco Biosphere Transition (ST14)	Within constraint
Within Surface Water 1 in 1000	Within constraint
Within:Culm Grasslands, SAC 10KM Buffer if agricultural development consider need for AQIA	Within constraint
Within:Exmoor Heaths, SAC 10KM Buffer if agricultural development consider need for AQIA	Within constraint
SSSI Impact Risk Consultation Area	Within constraint
Listed Building Grade: II	
Conservation Area: BISHOPS NYMPTON	
BNY - Bishop's Nympton Spatial Strategy	
DM01 - Amenity Considerations	
DM02 - Environmental Protection	
DM03 - Construction and Environmental Management	
DM04 - Design Principles	
DM05 - Highways	
DM06 - Parking Provision	
DM07 - Historic Environment	
DM07 - Historic Environment	
DM08 - Biodiversity and Geodiversity	
DM10 - Green Infrastructure Provision	
DM23 - Residential Development in defined Settlements without development boundaries	
ST01 - Principles of Sustainable Development	
ST02 - Mitigating Climate Change	
ST04 - Improving the Quality of Development	
ST07 - Spatial Development Strategy for Northern Devon's Rural Area	
ST10 - Transport Strategy	
ST14 - Enhancing Environmental Assets	
ST15 - Conserving Heritage Assets	
ST21 - Managing the Delivery of Housing	

Consultees

Consultee Responses are being collated for the full report to committee however can be found at the following link:

<https://planning.northdevon.gov.uk/Planning/Display/73784>

Neighbours / Interested Parties

Comments	No Objection	Object	Petition	No. Signatures
2	0.00	18	1	173

The following concerns have been raised by representation submitted in respect of the application:

- Impacts on trees and bats
- Density and layout of the development
- Impact on parking
- Impact on highway safety
- Impact on ecology
- Drainage and flood risks
- Impact on neighbour amenity and views
- Lack of infrastructure
- Poor access for emergency vehicles

These issues will be discussed in the main considerations section of the forthcoming report to committee anticipated on 8th March 2023.

Considerations

Proposal Description

This application seeks full planning permission for the demolition of two existing private garage blocks and erection of 2 affordable bungalows together with the parking provision for existing dwellings and associated works.

To facilitate the development 3 no. existing trees would be felled to the northern part of the site as well as the 10 existing garages. To the southern part of the site the 2 smaller blocks of garages (7 in total) would be demolished. Cumulatively this would mean the 17 garages would be demolished.

Plot 1

- Sited to the north of the site
- 3 bedroom affordable unit
- 1 storey and a half bungalow
- Gross Internal Area 86 .7 square metres
- Eaves height approximately 2.9 metres with overall ridge height approximately 6.3 metres
- Integrated bat box
- To be constructed with rendered elevations, cedar weatherboard in grey, natural slate roofing materials (grey) and PVCu white windows and doors
- Garden areas to be encapsulated with 1.8 metre high fencing



Plot 1 Principle elevation

Plot 2

- Sited to south of the site
- 3 bedroom affordable unit
- 1 storey and half bungalow
- Gross Internal Area 109.45 square metres
- Eaves height approximately 2.64 metres with overall ridge height approximately 6.3 metres
- Integrated bat box
- To be constructed with buff brick elevations, cedar weatherboard in burnt, natural slate roofing materials (grey), PVCu white windows and doors. Roof – grey natural slate
- 1.8 metres fencing to north and south of plot 2



Plot 2 Principle elevation

The plans detail that a 1 metre wide footpath would run wrap around the perimeter of the area north and east of the bus stop and fronting plot 1

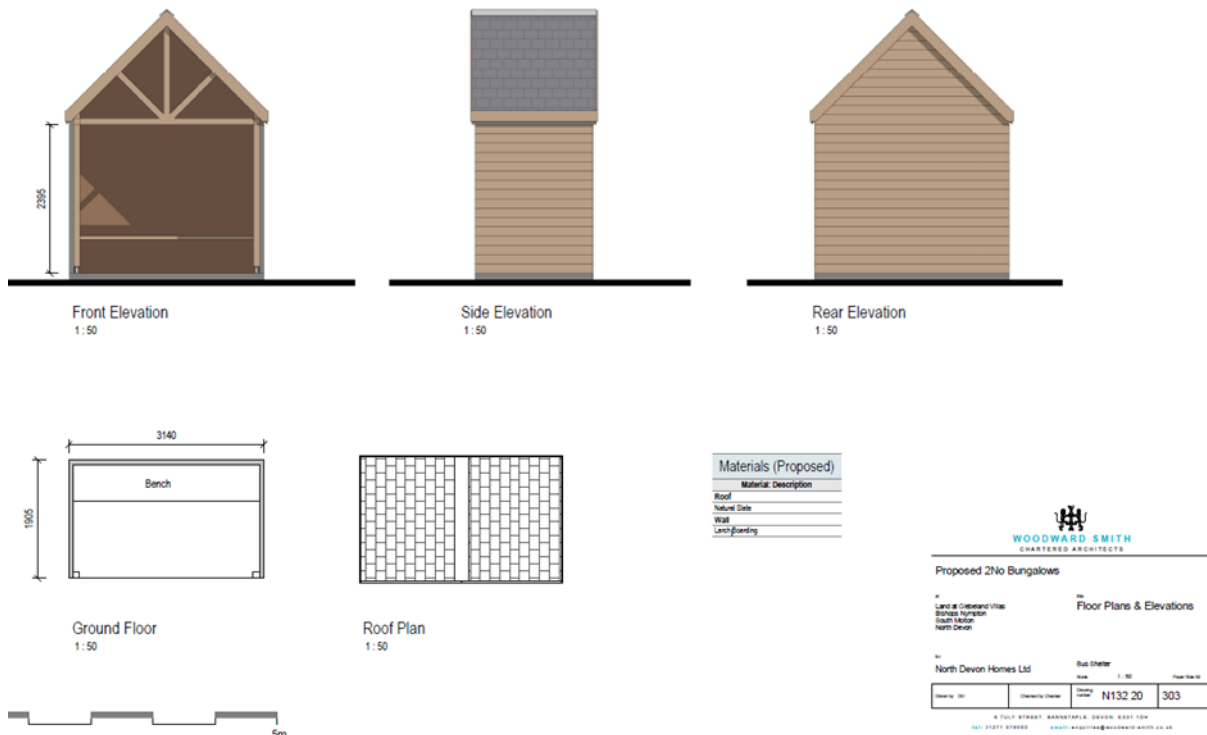
Additional parking for existing residents

- 5 parking spaces would be created to the south of plot 1
- 4 of the existing spaces would be retained
- 7 parking spaces would be created to the southwest of plot 2
- 3 parking spaces would be created to the south east
- Set back existing fence to south east of plot 2 to create 2 no. 15 minute stay for health workers, carers and food deliveries.

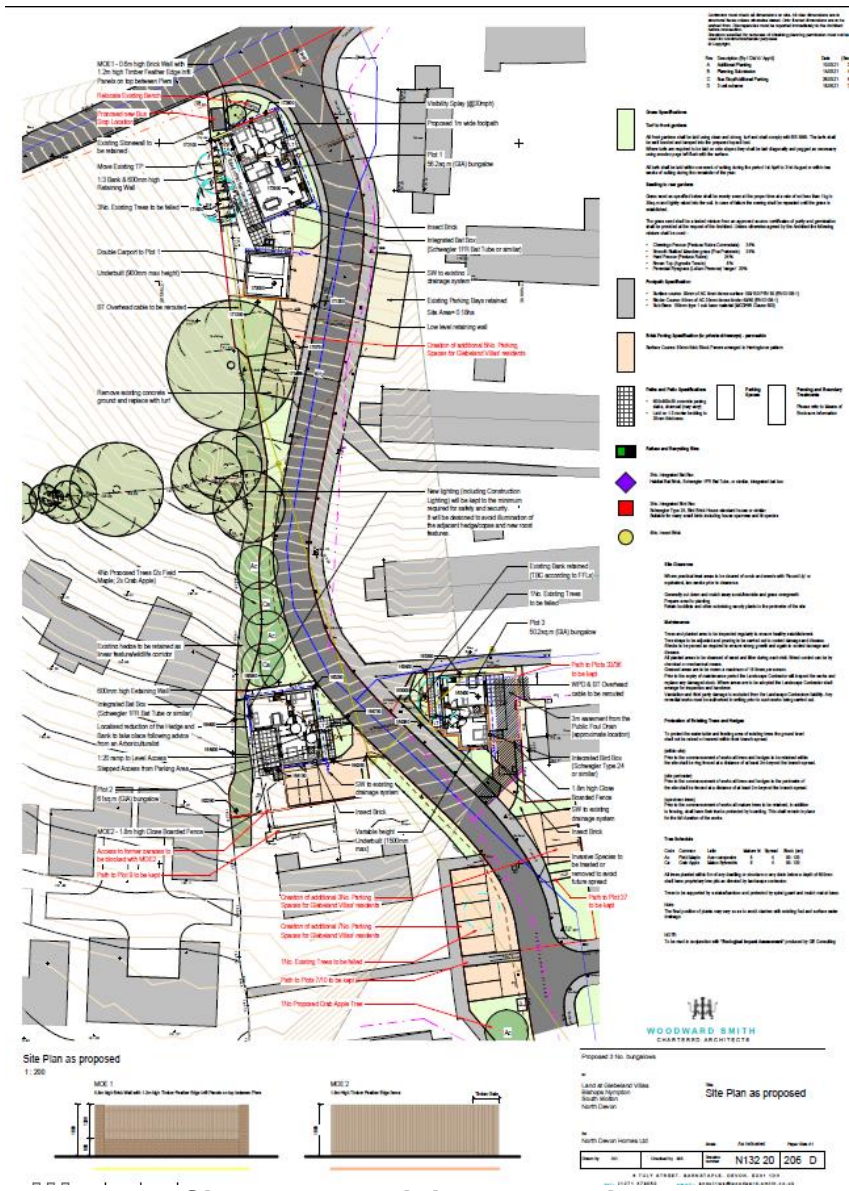
Cumulatively there would be **15 additional parking spaces** created for the residents of Glebeland villas **and 2 short stay bays**. In addition 4 existing spaces would be retained. In addition the plans detail that the existing parking spaces to the east of the site would be retained which whilst not within the red line of the application is within the blue ownership line of the applicant.

Bus stop

The proposed bus stop would measure 1.905 metres by 3.14 metres, height to eaves 2.395 metres with overall ridge height of approximately 4.3 metres. The bus stop would be constructed with larch boarding elevations and natural slate roofing materials.



Plans of bus shelter

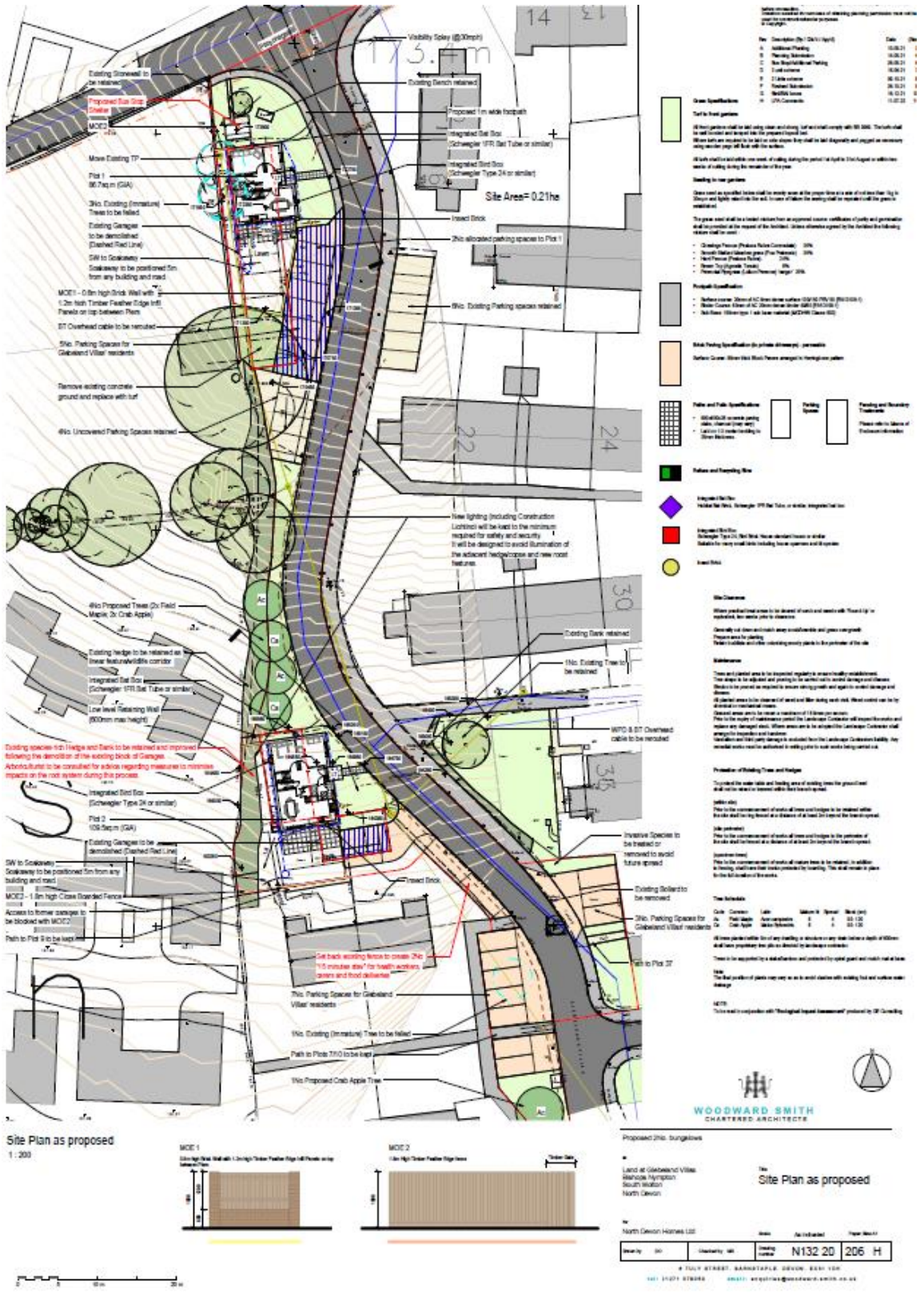


Site Plan as originally submitted

Amended plans have been submitted following negotiations on the scheme and the description amended.

The following revisions have been made:

- Plot 3 has been deleted from the scheme, so only 2 dwellings are now proposed
- The double car port which proposed for plot 1 has been substituted with 2 allocated parking spaces for plot 1
- Set back existing fence to south east of plot 2 to create 2 no. 15 minute stay for health workers, carers and food deliveries
- GIA of plot 1 increased from 56.2 square metres to 109.5 square metres (although original measurement appears inaccurate)
- GIA of plot 2 increased from 61 square metres to 109.5 square metres
- Retention of tree in the position of what was plot 3
- Existing bench to be retained rather than re-located
- New bus stop structure
- South facing 1st floor gable end window removed from Plot 2



Amended site plan (Plot 2 still under discussion)

Planning Considerations Summary

1. Principle
2. Character and appearance
3. Heritage and Conservation
4. Highway safety
5. Amenity
6. Ecology and biodiversity

7. Flood risk and drainage
8. Other matters
9. Planning Balance

These matters will be presented in detail again in a subsequent Committee report where the full application will be considered for decision by Planning Committee.

Site visit Itinerary

1. Meet at Northern end of Glebeland Villas adj Plot 1 (see map)
2. Walk North-South in Glebeland Villas to observe locations of 2 dwellings, proposed parking areas and general parking arrangements along the street
3. Access arranged to rear garden of No. 9 Glebeland Villas to observe relationship of Plot 2 and boundary treatments/parking in relation to both No. 9 and 10 Glebeland Villas

Advisories - On-road parking will be required therefore Councillors are advised to car share where possible

END OF REPORT