

23/01692/PIP

Proposal: Permission in Principle for the erection of up to 7 dwellings.
Location: Land at NGR 303897 111470 (Culm Valley Garage) Willand Devon

Willand Parish Council has concerns as to this application and recommends that the Permission in Principle is not agreed or granted. It is not considered to be a suitable site for the erection of dwellings as will be explained in this representation.

The constraints are understood and therefore at this stage comment is not made on drainage or other infrastructure concerns but we would draw attention to the response from Devon County Highway Authority in that we feel that they have misunderstood the application. They appear to be of the impression that the 7 dwellings are in **addition to** the existing approval for an industrial unit and 5 retail units rather than **in place of** the granted application.

As understood by the Parish Council that the existing dwelling on the site will now remain and there will be 7 additional dwellings. The site has an approval granted under application reference 20/01608/MFUL and the case officer is referred to the Parish Council response on that file.

It is not considered as a suitable site for residential dwellings as it will be a comparatively isolated 'pocket' in that there are industrial/commercial units to the West and South and a Public House to the North. To the East is the B3181 road leading to a close by busy roundabout. This road carries large lorries travelling to industrial/commercial sites in Willand and Uffculme. In addition this road regularly becomes a diversion route if the M5 becomes closed.

The Design and Access Statement requires careful study as to accuracy and other information.

Paragraph 2.4 the compass points appear to be in error when compared with the Site Location Plan. The site WI2 from the Local Plan is fully utilised for Phase 1 and Phase 2 has planning permissions for the whole site and a number of the units are built or under construction.

Paragraph 2.9 states: *"The site itself currently comprises of relatively level grass land and is well screened from the adjacent highway due to established hedgerow and tree planting."* The site is level but has been used for the storage of vehicles and other items and could well be contaminated ground. The site will be partially shielded from the B3181 by a small section of hedge nearest to the roundabout but once the current commercial buildings are removed it will be mainly open and the rest of the frontage and the side along Muxbeare Lane has industrial security fencing with clear visibility through it.

Paragraph 3.1 sets out details purporting to be the planning history of the site and some of the applications quoted refer to the adjoining business park. The Parish Council would draw attention to the following listed applications which it feels are also relevant to applications housing in this area but have been 'overlooked'.

14/01938/MOUT for 97 dwellings which was refused by the LPA.

15/01116/MOUT for 105 dwellings and 1500 square meters for B1 use. Withdrawn by applicant after legal advice.

15/01332/MOUT and 15/01425/FULL in relation to business park commercial units.

15/00612/OUT for 5 dwellings which was refused by LPA.

16/00406/OUT for 5 dwellings and access which was refused by LPA, made the subject of appeal. The appeal was dismissed.

Paragraph 6.14 states: *“Whilst the site falls outside of the defined settlement boundary, it is adjacent to the boundary and surrounded by houses on three sides.”* The application site is totally within Willand Parish and the Willand Settlement Area. It certainly **is not** surrounded by houses on three sides as has already been demonstrated and this will become very apparent with a site visit.

Paragraph 6.17 states: *“Any existing vegetation which is proposed to be removed will be replaced elsewhere within the site and will be supplemented with additional landscaping and planting features to ensure a net biodiversity gain for the proposal.”* It should be noted that there is a large tree subject to a TPO which could affect Plot 1 on the indicative Block Plan.

It is considered that this location is not suitable for further residential dwellings and should be used for business and commercial use in accord with the current position and the surrounding land use.