

DECISION RECORDING FORM

DECISION: To approve the changes to the Adopted Tiverton Eastern Urban Extension (EUE) Masterplan SPD as agreed by Cabinet 14 June 2018 and as set out in Appendix B of the report to Cabinet.

REASON FOR DECISION: To amend the Tiverton (EUE) Masterplan SPD to remove three housing clusters south of West Manley Lane.

DECISION BY:

Mrs Jenny Clifford, Head of Planning, Economy and Regeneration in consultation with Cllr Richard Chesterton, Cabinet Member for Planning and Economic Regeneration

CONSULTEES

WARD(S)	Lowman and Cranmore
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HAS/HAVE WARD MEMBER(S) BEEN CONSULTED?	YES
All members received notification of the Public Consultation event and how to submit representations.	

COMMENTS OF OTHER CONSULTEES

Comments were invited from a number of statutory and non statutory consultees including Tiverton Town Council, neighbouring parishes, near neighbours and those who had provided comment on applications associated with the Tiverton EUE. Each were invited to submit comments over a six week consultation period.

DATE OF DECISION:	13 November 2018
EXEMPT INFORMATION?	No

FINANCIAL, LEGAL & EQUALITY ISSUES, IF ANY:

Financial: The Adopted Masterplan SPD was produced by consultants and the Council through the Council working collaboratively with promoters. Revising the text and associated plans of the Adopted Masterplan has incurred additional cost to the Council, financed by capacity funding.

Legal: Any revision to the existing Masterplan SPD requires a period of public consultation in accordance with the requirements of the Council's Statement of Community Involvement. Whilst the adopted Masterplan SPD does not form part of the Development Plan, the SPD and any revisions adopted would be a material consideration in the determination of planning applications relating to the site.

Equality: The Masterplan SPD would not lead to a direct impact on the equality strands (the 'protected characteristics') identified under the Equalities Act 2010. Should it lead to any inequalities these would be considered in detail at planning application stage.

RISK ASSESSMENT

The existing Masterplan SPD for the site has been through a process incorporating two stages of public consultation. The Masterplan has been formally adopted following Council resolution. The amendments have been justified in planning terms.

ADDITIONAL INFORMATION/DOCUMENTS TAKEN INTO ACCOUNT:*

Introduction: The Council adopted the Tiverton Eastern Urban Extension (EUE) Masterplan as a Supplementary Planning Document (SPD) in April 2014. SPDs are used where they can help applicants make successful applications and/or aid infrastructure delivery.

Proposal: The Illustrative Framework Plan of the Masterplan SPD indicated three housing clusters on three small land parcels south of West Manley Lane. Together they had the potential to provide up to 15 units.

Outline planning permission (with signed S106) was approved 9th June 2017 under application 14/00881/MOUT for development including 700 houses. The area of low density land parcels south of West Manley Lane initially formed part of the application area. The application was subsequently amended at the request of Planning Committee to remove it from the application boundary. Whilst this removed the land parcels from the planning application, it did not amend the way that the area was treated within the Adopted Masterplan SPD. Cabinet at its meeting on the 4th January 2018 resolved to amend the Masterplan through the removal of the land parcels south of West Manley Lane and to undertake public consultation on this revision.

A period of public consultation was undertaken between 22nd February and 5th April 2018. There was an over whelming support for the removal of the three housing clusters south of West Manley Lane.

Conclusion: The results of the public consultation indicated support for the proposed changes to the SPD. In accordance with the Cabinet resolution of 4th January 2018, the necessary amendments have been made to the Adopted SPD Masterplan with the removal of the housing clusters south of West Manley Lane. The Adopted Masterplan

SPD now makes reference to 'Adopted April 2014. Revised Nov 2018'.
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SIGNED

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(Member or officer taking decision)

DATE (of
decision)

IMPORTANT NOTE: This form shall be circulated to Members and also published on Sharepoint.