

Amendment Sheet

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**5 02/2002/006**

The site is adjacent to the Conservation Area not within it.

Additional Note re no surface water to highway.

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**6 05/2002/032**

Amend proposal:- amend 5th sentence to read "The amended plans propose a new conference/function room at ground floor level with a link through to the existing kitchen, and 7 new bedrooms are proposed at the first floor."

LANDSCAPE OFFICER comments on tree survey:- survey is fine; shrub planting needed especially along the A38 boundary.

Amended recommendation:- Permission be GRANTED ... (as printed).

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**7 05/2002/033LB**

Amend proposal:- amend 5th sentence to read "The amended plans propose a new conference/function room at ground floor level with a link through to the existing kitchen, and 7 new bedrooms are proposed at the first floor."

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**8 11/2002/007**

Additional reason for refusal - unsustainable location encouraging the increased reliance on the private car.

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**4 25/2002/034**

Withdrawn

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**9**      **27/2002/017**

Withdrawn

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**10**     **31/2002/020**

Amendment to Assessment :- Reference to Ruishton should read Henlade.

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**11**     **37/2002/016**

As amended by applicants letter dated 10th December, 2002.

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**15**     **42/2002/048**

COUNTY HIGHWAY AUTHORITY (comments as previous) - it is my understanding that the garages are intended to replace the existing, which are to be demolished. If this is the case there is likely to be a material increase in the amount of traffic accessing the site via the substandard Mill Lane. It has been suggested that these garages, are likely to be leased to the residents of Trull and may increase the volume of traffic using Mill Lane. This would be undesirable from a highway point of view, due to the narrow width and poor alignment of Mill Lane, the lack of footway provision and the restricted visibility of the junction Mill Lane with Church Road. If these garages are intended as a direct replacement for those which are to be demolished, there is no objection to this proposal from a highway perspective. COUNTY ARCHAEOLOGIST no objection. ENVIRONMENT AGENCY the site is located within an area which is known to be at risk from flooding. The Agency has considered whether the proposed development would be exposed to an unacceptable flood risk or would increase the risk or extent of flooding to other properties/uses. It has been concluded that there would be no material exacerbation of flood risk as a consequence of this development. The Agency therefore does not wish to oppose this development on Flood defence grounds. However, in view of the above, we would recommend that any planning permission include the following condition:- Condition: Floor levels should be set at least

500mm above existing ground level. Reason: To protect the development from flooding. In the event of planning permission being given we request that the decision notice contains the following information:- Due to the close proximity of the watercourse, there is always the possibility of flooding from extreme rainfall events. Care should be taken not to contaminate the stream with either washdown water from car washing activities, or fuel leakage from vehicles.

PARISH COUNCIL the amended layout is, in the opinion of the Parish Council, much better than that originally submitted, subject to the following point no objection is raised. It is considered that a Section 106 could be entered into preventing any further development of this site, could this be implemented please.

2 LETTERS OF OBJECTION on the following grounds:- the proposal would harm the open character of the area and would not maintain or enhance the landscape and is therefore contrary to Policy EN14, S1 and S8. The proposal would be an undesirable extension of development beyond recognised limits of existing settlement, and does not maintain or enhance the landscape character of the area, contrary to Policy S8 of TDLP Revised Deposit. The site lies in the green wedge and the proposal would have a detrimental impact on the visual amenities and the open character of the green wedge, contrary to Policy EN14 of the TDLP Revised Deposit; potential additional traffic in Mill Lane; considered approach roads affect setting of listed buildings; suggest conditions on footprint; surfacing; materials; streamside habitat; planting; light pollution.

Additional condition as requested by Environment Agency.

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**16 43/2002/109**

As also amended by letter dated 5th December, 2002 with accompanying drawing No. 1457/01 Rev C, 13, 15 and 16 and letter dated 13th December, 2002 with accompanying drawing No. 1457/05A.

Amended Recommendation:- Also subject to receipt of satisfactory amended plans to meet the Landscape Officer's requirements.

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Copies to:  
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Planning Reception/JJ/RB/17 Committee Members/15 Public