

# **Consultee Comments for Planning Application 21/00454/MARM**

## **Application Summary**

Application Number: 21/00454/MARM

Address: Land East of Tiverton, South of A361, and Both North and South of Blundells Road  
Uplowman Road Tiverton Devon

Proposal: Reserved Matters (appearance, landscaping, layout and scale) for 166 dwellings with the provision of public open space, vehicular and pedestrian access, landscaping, drainage and related infrastructure and engineering works following Outline approval 14/00881/MOUT

Case Officer: Mrs Christie McCombe

## **Consultee Details**

Name: from Tiverton Council

Address: Town Hall, St Andrew Street North, Tiverton, Devon EX16 6PG

Email: Not Available

On Behalf Of: TIVERTON TOWN COUNCIL

## **Comments**

Area north of Blundell's Road

The road layout precludes any on site access to the proposed plots immediately adjoining Blundell's Road, although these plots are not part of the present application, by approving the proposed amended plan it would confirm the entrances to those houses to be directly onto Blundell's Road; which the town council strongly opposes. We Therefore cannot support this part of the application until it shows a road layout within the phase to serve all the plots there in.

Area south of Blundell's Road

Plots 1-21, whilst described as 21 detached houses are so close with a maximum of 1m between each other, and therefore will appear to the ten present occupiers in Blundell's Road as a terrace. We therefore consider this, as with most of this phase, to be too dense and would like to see more space between each house.

It is not clear if the 5m green strip between the existing houses and the proposed new houses has been confirmed as part of the plan.

Boundary trees with TPO's are not identified and we would like conditions imposed so that these trees will be protected both above and below ground.

The affordable properties do not appear to provide owners the same respect in design and facilities that are afforded to the majority of properties.

Will properties be completed before the 2025 Gas Burner rules come into place?

There seems to be no provision for electric car charging points

There is a lack of refuse and recycling storage facilities on this plan.

There are concerns regarding drainage facilities for this amount of housing

There does not seem to be any provision for a pedestrian crossing on Blundell's Road to accommodate the additional foot traffic generated by this proposal.

We feel that the proposed roundabout should be installed as soon as possible and not later in the scheme

Concerns were expressed by both elected members and the public at the growing number of amendments to this proposal, which we understand now stands at around 100

Tiverton Town Council, for the reasons stated above, is unable to support this application.