

# **Consultee Comments for Planning Application**

## **1/0349/2022/OUT**

### **Application Summary**

Application Number: 1/0349/2022/OUT

Address: Halfpenny Land Dolton Winkleigh Devon EX19 8PX

Proposal: Outline application with all matters reserved No.1 low cost local needs dwelling

Case Officer: Ryan Steppel

### **Consultee Details**

Name: Mr Matthew Millichope

Address: Torridge District Council, Riverside, Riverbank House Bideford, Devon EX39 2QG

Email: Not Available

On Behalf Of: Environmental Protection Officer

### **Comments**

In relation to the above application, the Environmental Protection Team comments are outlined below.

The proposed dwelling will adjoin the applicant's timber business which has the potential to adversely affect it's residential amenity, from the use of power tools and vehicle movements for example, if the property is sold on the open market. However, it is noted that the proposed dwelling will be used to house the applicant. In order to ensure any potential adverse impact is negated, the Environmental Protection Team recommends a condition stipulating that the dwelling is ancillary to the neighbouring timber business.

Due to the proximity of existing neighbouring dwellings to the east and northeast, there is the potential for detriment to residential amenity from the construction works associated with the proposed development if control measures are not in place. Should planning consent be granted, the Environmental Protection Team recommends a condition restricting construction works and delivery times to 0700 to 1900 hours Monday to Friday and 0800 to 1300 hours on Saturdays only with no works permitted on Sundays and Bank Holidays in order to protect residential amenity.

There appears to be no detailed information provided on the historic use and subsequent land quality of the application site. Agricultural use and activity can result in ground contamination and ground conditions that are potentially harmful to human health or unsuitable for occupation without remediation. Given the sensitive end use, it is essential that the application site is appropriately assessed for any potential contamination that may impact future occupants and, where identified, remediated accordingly. Should planning consent be granted, the Environmental Protection Team recommends the imposition of the Authority's full standard contaminated land condition.

It is noted that the proposed dwelling will be served by a new package treatment plant discharging to a drainage field. There appears to be no percolation test results provided to assess whether the ground has suitable permeability to accommodate a drainage field. The applicant will need to provide further information on the foul drainage provision including a FDA assessment form, percolation tests, calculated drainage field area required and location.