

# **Consultee Comments for Planning Application**

## **1/0052/2023/FUL**

### **Application Summary**

Application Number: 1/0052/2023/FUL

Address: Building Opposite The Old Parsonage Beaford Winkleigh Devon EX19 8AQ

Proposal: Demolition of existing building and erection of 1no. dwelling with associated works in lieu of Class Q permission 1/0649/2021/AGMB

Case Officer: Angelo Massos

### **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**

The following consultation response is provided by the Environmental Protection Team in relation to the above application.

The application site neighbours existing dwellings to the north and west and agricultural land to the east and south. Subsequently, the neighbouring land use does not represent a conflict with the proposed residential use and the Environmental Protection Team considers it to accord with Policy DM01. Due to the proximity of existing neighbouring dwellings, 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 measures are in place to ensure 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 following condition:

Should any contamination of soil or groundwater be discovered during development of the site, the Local Planning Authority should be contacted immediately. Site activities within that phase or sub-phase or part thereof, should be temporarily suspended until such time as a procedure for addressing such contamination, within that phase or sub-phase or part thereof, is agreed upon

with the Local Planning Authority or other regulating bodies.

The proposed dwelling is to be served by a new septic tank discharging to a drainage field. Percolation testing has not been undertaken making it difficult to assess whether the ground has sufficient permeability to accommodate the drainage field. Percolation testing will need to be carried out and the results submitted, as well as the calculated drainage field area and location, for review to ensure the proposed dwelling is served by an adequate foul drainage provision.