**Planning Application 20/00338/ARM -land to the east of 49 Twitchen, Holcombe Rogus**

I am writing with our Council’s comments on the above planning application which is an application for approval of reserved matters pursuant to outline planning permission reference 19/00060 /OUT.

Our Council **strongly** objects to the development scheme proposed in this application for the following reasons; -

1. Our Council does not consider that this type of development is appropriate to this rural location on the edge of the Holcombe Rogus Conservation Area and facing a row of cottages some 300 years old.

2. Two 4-bedroom houses with double garages are better suited to a modern house housing estate in an urban environment such as Tiverton or Cullompton.

3. The scale of the development with a row of uninterrupted housing and garages and substantial provision for cars and hard standing is not suitable in this location.

4. Our Council considers that the size of the proposed houses needs to be reduced. 3-bedroom cottages with single garages would make the development less obtrusive. In order to break up the continuous line of buildings opposite the cottages it would be helpful if the location of the garage for Plot B is moved to the other side of the Plot B with a possible change in orientation as originally proposed. Block B could then move in a northerly direction. This should help to reduce the overall impact of the development on the existing Twitchen cottages.

5. Our Council is also concerned about the number of car spaces currently being allowed for. The current proposal allows for four cars per house and two additional spaces on the side of the road opposite the entrance to 48 Twitchen. Provision for 10 cars and a possible four cars at 48 Twitchen (where planning permission has recently been granted) is considered excessive and a reduction in the scale of development will enable this number to be reduced, lessen the environmental impact and also meet road safety concerns that have been raised previously with MDDC.

6. We note that there is a plan showing the provision of two car spaces in the front garden of 49 Twitchen (potentially in place of the two spaces by the roadside). The plan showing this alternative proposal seems to have been added to the public register after outline planning permission was granted and had not previously been seen by our Council. Our Council would oppose the removal of almost the whole of the front garden of 49 Twitchen to provide a car parking.

7. Our Council has seen the letters of objection submitted by residents in the Twitchen cottages and fully support what they have said.

8. MDDC is aware that since the grant of outline planning permission for the development site the village shop in Holcombe Rogus has closed and this has a consequential impact on planning policy generally.

8. If the MDDC planning officer is minded to approve the current application our Council would ask that the matter be referred to MDDC planning committee and if granted that any section 106 contributions arising from this application be allocated for the refurbishment of the Holcombe Rogus play area.

Given these comments we would ask MDDC to call for a re-design of the proposed development so as to provide a more appropriate form of development and to reduce the impact on Twitchen cottages. If it is considered helpful our Council would be happy to meet the MDDC planning officer and developers to explore a better development solution.