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26 July 2019

PLANNING COMMITTEE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 6th August, 2019** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

Yours sincerely

PHIL SHEARS
Managing Director

Distribution: Councillors Haines (Chairman), Goodman-Bradbury (Vice-Chairman), Bradford, Bullivant, Clarence, Colclough, D Cox, H Cox, Hayes, J Hook, Jeffery, Keeling, Kerswell, MacGregor, Nuttall, Nutley, Patch, Parker, J Petherick, Phipps and Wrigley

Substitutes: Councillors Dewhirst, Jeffries, Russell, Austen, Daws and Hocking

A link to the agenda on the Council's website is emailed to:

- (1) All other Members of the Council
- (2) Representatives of the Press
- (3) Requesting Town and Parish Councils

If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting

Public Access Statement

Information for the Public

Health and safety during the meeting. In the event the fire alarm sounds please evacuate the building calmly but quickly using the nearest exit available, do not stop to collect personal or other belongings and do not use the lift. Fire Wardens will assist you to safety and 'safety in case of fire instructions' are prominently displayed in the Council buildings and should be followed. Should an escape route be compromised the nearest alternative escape route should be used. Proceed quickly to the assembly point in the very far overflow car park. Please report to the person taking the roll-call at the assembly point if you have evacuated without being accounted for by a member of staff.

There is an opportunity for members of the public to speak on planning applications at this meeting. Full details are available online at www.teignbridge.gov.uk/planningcommittee.

Please email comsec@teignbridge.gov.uk or phone 01626 215112 to request to speak by **12 Noon** two working days before the meeting.

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General information about Planning Committee, delegated decisions, dates of future committees, public participation in committees as well as links to agendas and minutes are available at www.teignbridge.gov.uk/planningcommittee

Any representations or information received after the preparation of the reports and by noon on the Friday before the planning committee will be included in the late updates sheet.

All documents relating to planning applications can be viewed online at www.teignbridge.gov.uk/planningonline. In the case of sensitive applications representations are not placed on the website All representations are read by the case officer and a summary of the planning matters raised is placed online instead.

A G E N D A

PART I

(Open to the Public)

7. Planning applications for consideration - to consider applications for planning permission as set out below (Pages 3 - 8)

Planning Committee – 6 August 2019

Late representations/updates

Item No.	Description
1	<p>HENNOCK - 19/00461/FUL - Little Orchard Farm, Chudleigh Knighton - Garage extension</p> <p>One additional letter received raising no new planning issues</p>
2	<p>TEIGNMOUTH - 19/00779/FUL - 25 and 27 Mill Lane - Loft conversions including new front and rear dormers, three storey side extension to No. 27 only and new parking areas</p> <p>No additional information or updates to provide.</p>
3	<p>EXMINSTER - 19/00710/MAJ - Land East Of Old Matford Lane, Exeter - Change of use from agricultural land to Suitable Alternative Natural Green Space (SANGS)</p> <p><u>Response received from the RSPB:</u></p> <p>The RSPB supports the provision of SANGS. It is important that the individual land parcels (including Parcel K that is the subject of this application) that will make up the Ridgetop Park are secured and sufficiently functional in time to provide a sufficient area and quality of SANGS that attracts occupants of new housing to adopt it as their preferred site for daily/regular dog walking etc.</p> <p>We support the proposals in the <i>Landscape & Ecological Management Plan South-west Exeter Suitable Alternative Natural Green Space – Parcel K</i> (June 2019). However, we suggest that more detail would be helpful in due course, as part of an overall integrated management plan for the entire Ridge Top Park. For example, it would be good to have more details on habitat management to be assured that, for example, hedgerow management (cutting) will be timed for outside the bird nesting season (timing of cutting is not currently mentioned in the LEMP for Parcel K), to know the minimum width of the broad margins to be retained around meadow areas and that the arable area (Parcel B, to be subject to a later application for incorporation within the SANGS) will be suitably managed to benefit curlew buntings. Access widening and creation that involves removal of parts of existing hedges (or scrub) should be timed for outside the period 1 March to mid September (some birds start nesting in March, curlew buntings nest from April and can still have chicks in the nest in early September). We note the proposal is to cut and bail grassland in late autumn; we suggest it may be useful to be more specific on timing (a late summer, say late August, cut may be more appropriate). Also, areas of the SANGS that have been scarified and seeded with a wildflower mix (including parts of Parcel K) may require a different cutting regime during the initial establishment phase.</p>

Securing sufficient funding to ensure that the SANGS habitats (Parcel K and the other areas) will be established and then appropriately managed in perpetuity is essential.

We recommend that an overall management plan for the SANGS includes details and timings of establishment and management of individual habitat types, and monitoring and review. That for Dawlish Countryside Park may be an appropriate model.

Letter received from applicant with clarification information on car parking, access and cycling provision:

I wanted to highlight information relating to the car parking and access at the Ridgetop Park SANGS. Parcel B, which already has permission for change of use, had the attached comments objection from Highways in 2015, expressing their concerns about access to car parking off Old Matford Lane via Exminster, and via the Devon Hotel junction. I have followed up on this matter on a series of occasions to discuss whether there was any potential for this access but Highways advice each time has been that it would not be approved by them.

Some information on distances, relating to car parking:

- Heart of Exminster to the closest proposed car parking for SANGS (north of Parcel K, off Sannerville Way) is 2.3km
- Heart of Exminster to (not proposed) car parking off Old Matford Lane in Parcel B, not supported by Highways = 1.8km

The SANGS car parking on the housing development land could be made short-stay only if any issues arise in relation to residents visitors or employees of Marsh Barton utilising the free-parking (Natural England advise free-parking for SANGS). The closest employment on Marsh Barton from the SANGS car parking is approximately 1km distance. Overlooked car parking, in the housing development land, reduces risk of anti-social behaviour.

The SANGS is not as a whole accessible to all, due to the gradients, though some parts may be accessible via rugged mobility scooter, as at Dawlish SANGS. The gradients offer significant value via excellent view points for visitors, offering wide scope for interpretation of landscape. The access from each proposed car parking location is described below:

- Car parking to north of Parcel K, easily accessible via the cycle network, safe access via new junction off A379, route to the SANGS will be via green space including SUDS with native planting and brings visitors in on a flatter part of land, though onward access is steep.
- Car parking Parcel D, easily accessible via the cycle network and safe access via a new junction off A379. Depending on final agreement on location, may allow for access directly into southern part of Parcel D, which is the least steep part of the

	<p>land and onward access into flatter parts of Parcel K and to Parcel B (which is the flattest area of the SANGS).</p> <ul style="list-style-type: none"> • Car parking Parcel A1, access via Trood Lane initially and later from new development road. This offers a fairly flat route into the SANGS land Parcel A1. • Car parking Parcel A2, access via new development road, links to cycle network, the access via Parcel A2 and into Parcel A1 is via flat, damper ground, and a more formal path may be incorporated at this specific location, as shown on the establishment plan submitted. <p>Cycling – as described in the design and access statement, the cycling options around the SANGS will be enhanced as the wider housing development land takes form, allowing opportunities to access the SANGS on bicycle via the new development, existing development and national cycle network. The gradients of the Ridgetop Park SANGS are not conducive to every-day cycling and the pathways in the SANGS are designed as informal, mown paths and not hard-surfaced. This supports the semi-natural aspect of the SANGS and its quiet enjoyment. Natural England recommend targeting dog-walking and walking trips at the SANGS to alleviate pressure on the nearby European protected sites.</p>
4	<p>EXMINSTER - 19/01016/MAJ - Land West Of Old Matford Lane , Matford - Change of use from agricultural land to Suitable Alternative Natural Green Space (SANGS) (Use Class D2)</p> <p><u>Response received from RSPB:</u></p> <p>The RSPB supports the provision of SANGS. It is important that the individual land parcels (including Parcel A1 that is the subject of this application) that will make up the Ridgetop Park are secured and sufficiently functional in time to provide a sufficient area and quality of SANGS that attracts occupants of new housing to adopt it as their preferred site for daily/regular dog walking etc.</p> <p>We support the proposals in the <i>Landscape & Ecological Management Plan South-west Exeter Suitable Alternative Natural Green Space – Parcel A1</i> (July 2019). However, we suggest that more detail would be helpful in due course, as part of an overall integrated management plan for the entire Ridge Top Park, for example, to know the minimum width of the broad margins to be retained around meadow areas. We note the proposal is to cut and bail grassland in late autumn; we suggest it may be useful to be more specific on timing (a late summer, say late August, cut may be more appropriate). Also, areas of the SANGS that have been scarified and seeded with a wildflower mix (including parts of Parcel A1) may require a different cutting regime during the initial establishment phase. We recommend access widening and creation that involves removal of parts of existing hedges (or scrub) should be timed for outside the period 1 March to mid September (some birds start</p>

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One contribution letter has been received from the Old Pump House, Deepway Lane this letter makes the following summarised points (see case file for full representation):

- The Landscape and Ecological Management (page 5) and the Design and Access Statements are incorrect where it is noted that ‘where Old Matford Lane meets a side junction lane named Deepway Lane, that this access has become very overgrown and not utilised recently’. The road is well used and used several times most days as it is the only access to our property (the Old Pump House) and that of Willow Barn. The plan appears to be for pedestrian access only. How do you propose that we get to our property?
- We do agree that the lane is very overgrown. In the Landscape and Ecological Management Statement, it says that the plan is to cut the hedgerow every 2-3 years. This would be unacceptable to us.
- Whilst we do not object to the SANGS in principle, we do object to not having vehicular access.
- In the Flood and Coast Risk report it says that there is no problem with surface water. To the fields maybe not, but there is to us. The water runs down the road, off the fields, down our drive and in front of our house.

	<ul style="list-style-type: none"> We note that in future it is planned to close Old Matford Lane to vehicles, and use it only for pedestrians and cyclists. We do hope that you do not close all of Old Matford Lane as this road ends at the bridge and we do need access to our property.
5	<p>BOVEY TRACEY - 19/00739/VAR - Old Thatched Inn , Station Road - Variation of conditions 2, 3, 4, 5, 7, 9, 14 and removal of conditions 8 & 11 of planning permission 17/02751/FUL (new community hub building) relating to reduction in footprint, landscaping, materials, slates, approved Construction Environmental Management Plan, archaeological work, surface water drainage, addition of maintenance shed and flood resilience</p> <p>Reword Condition 3 to to state ‘within three months of the development commencing, details of hard and soft landscaping (including boundary treatments) shall be submitted and approved in writing by the Local Planning Authority’ rather than ‘prior to commencement of development, details of hard and soft landscaping (including boundary treatments) shall be submitted and approved in writing by the Local Planning Authority’.</p> <p>Also to include the following additional condition:</p> <p>Prior to its first use on the building, a sample of the material to be used on the gables shall be submitted to and approved in writing by the Local Planning Authority.</p>
6	<p>KINGSKERSWELL - 19/00822/FUL - 7 Torquay Road, Kingskerswell - Erection of a dwelling in garden</p> <p>No additional information received or updates to provide.</p>
7	<p>KENTON - 19/00920/FUL - Chi Restaurant And Bar, Fore Street - Conversion of restaurant, bar and guest rooms to nine self-contained apartments together with provision of amenity space and parking</p> <p>Additional consultation response received from DCC Archaeology after internal photos of the building was sent to them. The consultee has confirmed that in light of the additional information they would like to withdraw their comment regarding the archaeological advice and therefore there is no objection from an archaeological standpoint.</p>