

E-mail: comsec@teignbridge.gov.uk

8 February 2021

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 16th February, 2021** in the Virtual Meeting - Virtual Meeting at **10.00 am**

PHIL SHEARS
Managing Director

Membership: Councillors Haines (Chair), Goodman-Bradbury (Vice-Chair), Bradford, Bullivant, Clarence, Colclough, H Cox, Hayes, J Hook, Jeffery, Kerswell, MacGregor, Nuttall, Nutley, Patch and Parker

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

Please Note: Filming is permitted during Committee meeting with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public. By entering the Council Chamber you are consenting to being filmed.

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.

This agenda is available online at www.teignbridge.gov.uk/agendas five working days prior to the meeting. If you would like to receive an e-mail which contains a link to the website for all forthcoming meetings, please e-mail comsec@teignbridge.gov.uk

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.

AGENDA

PART I **(Open to the Public)**

6. Planning applications for consideration - to consider applications for planning permission as set out below. (Pages 3 - 6)

Planning Committee – Tuesday 16 February 2021

Late representations/updates

Item No.	Description
1	<p>TEIGNMOUTH - 20/01252/MAJ - Land At Ngr 293857 73910, Off Buckeridge Road - Twelve apartments on the site of the Trinity school former car park</p> <p>Updated recommendation;</p> <p>PERMISSION BE REFUSED for the following reasons;</p> <ol style="list-style-type: none"> 1. The increased use of the access onto the Public Highway, resulting from the proposed development would, by reason of the limited visibility from and of vehicles using the access, be likely to result in additional dangers to all users of the road contrary to paragraph 108 of the National Planning Policy Framework. 2. In the absence of a mechanism to secure provision of two affordable dwellings, the proposal would be contrary to Policy WE2 in the Teignbridge Local Plan 2013-33 which requires new developments of more than four dwellings in Teignmouth to provide 25% affordable housing. 3. In the absence of a mechanism to secure a Habitat Mitigation Regulations contribution or bespoke mitigation, the proposal is for residential development within 10km of the Exe Estuary Special Protection Area and Dawlish Warren Special Area of Conservation, it is therefore classified as ‘habitat development’, there is insufficient certainty that effects on the integrity of the European sites can be avoided. <p><i>(For Members’ information, reasons 2 and 3 could be overcome through the submission / completion of a S106 Obligation)</i></p> <p>Highways</p> <p>An additional plan showing a revised build out arrangement at the junction of the access road with Burrige Road and a Road Safety Audit have been submitted.</p> <p>The DCC Highway Engineer has advised the following; <i>whilst the Highway Authority recognises the findings of the submitted safety audit, it does not agree with them. The auditors didn’t visit the site as currently all safety auditors are advised to work with the HE guidance in lockdown, i.e. that the audit can be carried out by using Google/Bing maps. All safety audit advice and recommendations, including Devon’s,</i></p>

	<p><i>have been without visiting the site. As we know google does not show everything.</i></p> <p><i>This is a tough situation as opinions may change once auditors are able to visit the site.</i></p> <p><i>The Highway Authority don't like any obstructions in the Highway, and there are a number of examples where buildouts have been put in for a development and then removed due to them causing further issues down the line.</i></p> <p><i>Based on the information provided the opinion of the Highway Authority hasn't changed and recommends refusal on Highway safety grounds as per the formal response. In the event that the Planning Authority are minded to grant planning permission or if it is to be allowed at appeal, the Highway Authority would prefer the build out NOT to be incorporated in this instance.</i></p> <p>As the additional submitted information has not overcome the Highways Authority's concern about safety of the access to the site at the junction with Buckeridge Road, it is recommended that the proposal is refused on the grounds of highway safety.</p> <p>Waste</p> <p>Further information has been submitted with regard to the disposal of waste from the site, which is satisfactory and therefore the reason for refusal relating to this is no longer necessary.</p> <p>It is confirmed that waste will be removed by a private contractor in a 3.5 ton high sided tipper and will be taken to a waste transfer station that recycles 90% of waste. Legal advice has been sought on whether it would be appropriate to include securing provision of a private waste collection service in perpetuity within the S106 agreement to provide certainty that this would be provided at all times.</p>
2	<p>DAWLISH - 20/02289/HOU - Southview, 4 Stockton Avenue - Replacement of side/front conservatory with conservatory/extension, removal of first floor rear extension and re-instatement of windows and veranda</p> <p>1 additional representation received raising concerns regarding works that do not form part of this application as they constitute permitted development</p>
3	<p>IPPLEPEN - 20/02060/FUL - Dornafield Farm Caravan Site, Dornafield Lane - Retrospective application for the siting of two biomass boilers adjoining existing shower blocks</p> <p>No additional representations received</p>

4	<p>IPPLEPEN - 20/02194/FUL - Dornafeld Caravan And Camping Site, Dornafeld Farm - Construction of courtyard development of 9 holiday cottages together with access and parking</p> <p>No additional representations received</p>
5	<p>BISHOPSTEIGNTON - 20/02223/FUL - Applegarth , Littlefield - Proposed subdivision of plot and new dwelling</p> <p>No additional representations received</p>

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