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16 October 2023

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 24th October, 2023** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

PHIL SHEARS
Managing Director

Membership: Councillors C Parker (Chair), Bradford (Vice-Chair), Atkins, Bullivant, Goodman-Bradbury, Hall, Hook, MacGregor, Nutley, Nuttall, Palethorpe, Parrott, Purser, Sanders, J Taylor, Williams and Buscombe

Substitutes: Councillors Clarence, Gearon, P Parker, Ryan, Wrigley and D Cox

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. This meeting will be livestreamed on Youtube. By entering the meeting's venue you are consenting to being filmed.

Public Access Statement

Information for the Public

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

This agenda is available online at www.teignbridge.gov.uk/agendas five clear 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 democraticservices@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

The Local Plan 2014-2033 is available at <https://www.teignbridge.gov.uk/media/1669/local-plan-2013-33.pdf>

A G E N D A

PART I

(Open to the Public)

6. Planning applications for consideration - to consider applications for planning permission as set out below. (Pages 3 - 4)

Planning Committee – Tuesday 24 October 2023

Late representations/updates

Item No.	Description
6a	23/00785/FUL - Cut And Curl 22 Twickenham Road Change of use from hair dressers to residential No updates received

Item No.	Description
6b	20/00291/MAJ - Land Off Chudleigh Road Alphington 45 residential apartments (Build for Rent) and associated car parking (Revised description) No updates received

Item No.	Description
6c	<p>19/00060/ENF - 5 Pottles Barns Unauthorised use</p> <p>Received a response form the owners agent setting out why it is considered the use for permanent residential use is acceptable and refer to a number of points that they feel should be taken into consideration. The main points raised are:</p> <ul style="list-style-type: none"> • Since the planning permission was granted for the conversion of the barns to holiday lets there has been a significant change in the planning policy landscape with the introduction of the Class Q permitted development rights that may have allowed the barns to be converted to dwellings. • It is considered the National Planning Policy Framework encourages the re-use of redundant buildings. • The original intention was to use the barns for holiday purposes but the owners were approached by local people looking for smaller affordable accommodation. The sizes of the units vary from 36m2 to 77m2. • It is considered that the units are well located to Exminster and Exeter. • The site is also close to the major allocation of land at Peamore and Westexe in the emerging local plan which will increase the sustainability of the site. • It is considered that the use for holiday purposes will be incompatible with the residential use of the other units that have been established. This is further enhanced by the Government considering introducing a tourist registration scheme. It is considered that to take action now would be against this. • It is also considered that there has been an under delivery in respect of the Housing Delivery Test and that it is not possible to demonstrate that Teignbridge District Council has the necessary housing supply. • It is considered that the use of a Breach of Condition Notice is not the appropriate way forward as there is no right of appeal to address the planning issues associated with the case.

- Details of the current occupiers have been submitted which show the occupants all work locally.

It is requested that no action is taken for a period of 6 weeks to allow a planning application to be submitted which they believe would address the planning issues.

Officers consider that to hold off any action whilst a planning application is submitted and determined would result in more of the units becoming immune from enforcement action. It is considered serving a Breach of Condition Notice with a period of 12 months for compliance would allow sufficient time for a planning application to be submitted and determined.

The Recommendation remains as set out in the Report.