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12 August 2024

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 20th August, 2024** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

PHIL SHEARS
Managing Director

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

Substitutes: Councillors Williams, Clarence, Gearon, P Parker, Ryan, Wrigley and Smith

Please Note: The public can view the live streaming of the meeting at [Teignbridge District Council Webcasting \(public-i.tv\)](#) with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

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 Public-i. 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 will be on a Thursday before the meeting if the meeting is on a Tuesday.

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 - 6)

Planning Committee – Tuesday 20 August 2024

Late representations/updates

Item No.	Description
1	<p>24/00805/FUL - Self Build Plot 69 Taverners Lane Erection of a dwelling house</p> <ol style="list-style-type: none"> 1. No additional third-party comments received. 2. It has been brought to the Officer's attention that the CIL calculation include in the Committee Report has been undertaken using the incorrect rate. <p>The CIL calculation should be as follows:</p> <p>New development GIA = 127.89m² Existing retained GIA = m² Demolition GIA = m²</p> <p>new 127.89m² – exist/demolition m² = net 127.89m²</p> <p>net 127.89m² x £125 = £15,986.25 x 381/239 = £25,484.36 total CIL liability.</p>

Item No.	Description
2	<p>19/01090/FUL - Higher Ingsdon Quarry Knighton Cross Retention of six existing caravan pitches for use by travelling community</p> <p>No updates</p>

Item No.	Description
3	<p>23/01897/MAJ - Car Park Adjacent To Sherborne House Kingsteignton Road Redevelopment of site with a 3-4 storey block of flats to provide 23 dwellings including outside amenity space, car parking and amendments to highway access</p> <ol style="list-style-type: none"> 1. The Committee report shows conditions with no number 12. This is a formatting error. There is no condition missing. The numbering will be remedied in the decision notice if approved. 2. Environmental Health Officer: Revised comments received following the updated Noise Impact Assessment dated 24th June 2024 Version 4 by inacoustic. Raises no objections subject to conditions. 3. Please see the below the amendments required to the recommended conditions. <p>Condition 2: To have the revised Noise Impact Assessment dated 24th June 2024 Version 4 by inacoustic added to the approved plans list.</p>

	<p>Condition 9: to incorporate details of any lighting during the construction phase to the Construction Environmental Management Plan.</p> <p>Condition 16: re worded to read as follows:</p> <p>Prior to first occupation of the development hereby approved a report shall be submitted to the Local Planning Authority confirming that the measures and levels (to achieve “Good” criteria (without observed impact)) set out in the Noise Impact Assessment by inacoustic dated 24th June 2024 Version 4 have been met.</p> <p>REASON: In the interests of residential amenity.</p> <p>Additional condition:</p> <p>Condition 19:</p> <p>A report shall be provided clearly demonstrating the methods to be employed to stop noise and vibration problems at the neighbouring properties from the use of any mechanical systems (such as ASHPs and Mechanical Ventilation systems). The noise survey method British Standard: BS4142:2014+A1:2019, Method for rating industrial noise affecting mixed residential and industrial areas should be used. These methods shall be agreed in writing by Local Planning Authority and implemented accordingly prior to first occupation.</p> <p>REASON: In the interests of neighbouring amenity.</p>
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Item No.	Description
4	<p>24/00545/OUT - Pumps Acre Greenhill Lane</p> <p>Outline application for the demolition of the existing holiday chalet and the construction of up to three residential dwellings, with all matters reserved except for vehicular access</p> <ol style="list-style-type: none"> 1. No additional third-party comments received. 2. Amended Proposed Site Parameter Plan (986-12 REV1) submitted to remove reference to the southern hedge being retained due to not being within the ownership of the applicant. For clarity this plan <u>is indicative only</u> and is not recommended to be approved.

Item No.	Description
5	<p>23/00597/MAJ - Wolborough Barton Coach Road</p> <p>Approval of reserved matters (appearance, layout, scale and landscaping) for a section of road (Phase 2.1) of the approved development in accordance with Condition 1 of outline permission 17/01542/MAJ (APP/P1133/W/18/3205558)</p> <p>No updates</p>

Item No.	Description
6	<p>23/01310/MAJ - Wolborough Grange Newton Abbot</p> <p>Reserved matters application, pursuant to outline planning permission 17/01542/MAJ, for the construction of 94 dwellings (Parcel 2.2 and Parcel 2.3 of Phasing Plan 959-01 REV O), public open space and children's play space, pedestrian and vehicular links and associated landscaping and infrastructure</p> <p>No updates</p>

Item No.	Description
7	<p>20/00104/ENF – Land known as Bovey Heath farm, Newton Road, Bovey Tracey</p> <p>Unauthorised siting of mobile homes</p> <p>Received a letter from the Owner's agent to explain how the three mobile homes are being used by all the occupants as a single residential unit and not individually occupied. It seems that only one unit has a fully fitted kitchen. There is reference to this not being looked into further as part of the Certificate of Lawfulness for the single dwelling (reference 24/00540/CLDE).</p> <p><i>Officer Response: Although the Council did try and view the units with an arranged visit no one attended to allow access. However, it is still considered there are three mobile homes being used for residential purposes, whether it be as a single unit or separately. The purpose of the enforcement action is to ensure the use ceases and the mobile homes are removed.</i></p> <p>It is also claimed that the works carried out to provide the decking around the mobile homes no longer make them mobile so the breach should be considered operational development and not a change of use of the land.</p> <p><i>Officer Response: It is the Council's opinion that the mobile homes are still moveable and constitutes a use of the land.</i></p> <p><i>In addition, further details have been provided relating to health issues associated with the occupants of the units. Should it be necessary to discuss these matters it would be necessary to put the matter into a Part 2 discussion.</i></p>

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