

Forde House
Newton Abbot
Telephone No: 01626 215112

E-mail: comsec@teignbridge.gov.uk

14 September 2018

PLANNING COMMITTEE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 25th September, 2018** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

Yours sincerely

PHIL SHEARS
Managing Director

Distribution: Councillors Smith (Chairman), Clarence (Vice-Chairman), Austen, Bullivant, Colclough, Dennis, Fusco, Hayes, J Hook (was Brodie), Jones, Keeling, Mayne, Kerswell, Nutley, Orme, Parker, Pilkington, Prowse, Rollason and Winsor

Substitutes: Councillors Connett, Dewhirst, Golder, Haines, Hocking, Russell, Thorne and Wrigley

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. 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** on the **Thursday prior to the Committee 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)

1. Minutes (Pages 1 - 4)
To confirm the minutes of the meeting on 29 August 2018.
2. Apologies for absence.
3. Agreement of the Meeting between Parts I and II.

4. Matters of urgency/report especially brought forward with the permission of the Chairman.

5. Declarations of Interest.

6. Public Participation

The Chairman to advise the Committee on any requests received from members of the public to address the Committee.

7. Planning applications for consideration

To consider applications for planning permission as set out below.

- a) BOVEY TRACEY - 18/01453/FUL - Public Conveniences, Mary Street Car Park - Change of use from sui generis to A3 (restaurant/cafe) and A5 (hot food takeaway) including new takeaway hatch_(Pages 5 - 10)
- b) BOVEY TRACEY - 18/01454/ADV - Public Conveniences, Mary Street Car Park - Painted wall advertisements and wall mounted board sign_(Pages 11 - 14)
- c) BISHOPSTEIGNTON - 18/01319/FUL - 8 Moors Park - Replacement of existing flat roof with extended soffit, alteration to existing fenestration, creation of rear patio and porch extension_(Pages 15 - 20)
- d) TEIGNMOUTH - 18/01420/FUL - 92 Coombe Vale Road - Creation of parking area in front garden_(Pages 21 - 28)
- e) TRUSHAM - 18/00856/FUL - Overdale, Trusham Hill - Raising roof to form additional accommodation, single storey rear extension, new garage and alterations for access and parking_(Pages 29 - 36)

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.

8. Appeal Decisions (Pages 37 - 38)

To note appeal decisions made by the Planning Inspectorate.

PART II (Private)

Items which may be taken in the absence of the Public and Press on grounds that Exempt Information may be disclosed.

Local Government Act 1972 (Section 100 and Schedule 12A).

FURTHER INFORMATION:

Future meetings of the Committee

23 October, 20 November, 18 December 2018.

Dates of site inspections

Team 1 – 29 November 2018

Chairman, Vice Chairman and Cllrs: Bullivant, Colclough, Fusco, Hayes, Nutley, and Rollason

Team 2 - 4 October 2018,

Chairman, Vice Chairman and Cllrs: J. Hook, Dennis, Jones, Mayne, Orme, Parker

Team 3 – 1 November 2018

Chairman, Vice Chairman and Cllrs: Austen, kerswell, Keeling, Pilkington, Prowse and Winsor

Notes for Planning Committee members on determining applications

Members are reminded of their legal responsibilities when determining planning applications as set out in the planning practice guidance on the government website Gov.UK.

“Local authority members are involved in planning matters to represent the interests of the whole community and must maintain an open mind when considering planning applications. Where members take decisions on planning applications they must do so in accordance with the development plan unless material considerations indicate otherwise. Members must only take into account material planning considerations, which can include public views where they relate to relevant planning matters. Local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission, unless it is founded upon valid material planning reasons.”

S70 (2) of the Town and Country Planning Act 1990 and S38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be taken in accordance with the Council’s development plan unless there are material planning considerations that indicate otherwise.

[Article 32 of the Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) provides that, subject to additional publicity requirements, a local planning authority may depart from development plan policy where material considerations indicate that the plan should not be followed.

The development plan consists of the Teignbridge Local Plan and the Neighbourhood Plans.

The National Planning Policy Framework and National Planning Practice Guidance must also be taken into account.

S70 (2) of the Town and Country Planning Act 1990 provides that a local planning authority must have regard to a local finance consideration as far as it is material. A local finance consideration is defined as a grant or other financial assistance that has been, will or could be provided to a relevant authority by a Minister of the Crown Court

(such as a New Homes Bonus payments) or sums that a relevant authority has, will or could receive, in payment of the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular development will depend on whether it could help to make the development acceptable in planning terms.

APPENDIX 1

THE LOCAL GOVERNMENT ACT 1972

(Local Government (Access to Information) Act 1985)

List of Background Papers relating to the various items of reports as set out in Part I of the Agenda

As relevant or appropriate:

1. Applications, Forms and Plans.
2. Correspondence/Consultation with interested parties.
3. Structure Plan Documents.
4. Local Plan Documents.
5. Local/Topic Reports.
6. Central Government Legislation.

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PLANNING COMMITTEE

WEDNESDAY, 29 AUGUST 2018

Present:

Councillors Smith (Chairman), Austen, Bullivant, Colclough, Dennis, Fusco, Hayes, J Hook (was Brodie), Keeling, Kerswell, Nutley, Parker, Prowse, Rollason, Winsor and Russell (Reserve)

Members Attendance:

Councillor Clemens

Apologies:

Councillors Clarence, Jones, Mayne, Orme and Pilkington

Officers in Attendance:

Rosalyn Eastman, Principal Planning Officer
Trish Corns, Democratic Services Officer
Phillip Debidin – Legal Advisor

118. MINUTES

The Minutes of the meeting held on 31 July were approved as a correct record and signed by the Chairman. (14 votes for, 0 against and 1 abstention).

119. CHAIRMAN'S ANNOUNCEMENTS

The Chairman reminded Members that they should not vote on an application if they are not present at the meeting to hear the entire debate on the application. The Chairman also welcomed public speakers to the meeting.

120. DECLARATIONS OF INTEREST.

There were no declarations of interest.

121. PLANNING APPLICATIONS FOR CONSIDERATION

The Committee considered the reports of the Business Manager – Strategic Place, together with comments of public speakers, additional information reported by the officers and information detailed in the late representations updates document previously circulated.

- a) **TEIGNMOUTH - 18/00908/FUL - 137-139 Bitton Park Road, Teignmouth - Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) with ancillary seating, extraction, ventilation equipment and associated external alterations**

This application was withdrawn from the agenda at the Applicant's request.

- b) **NEWTON ABBOT - 18/01143/FUL - Foxley House, 18 Lonsdale Road - Garage with office above**

Public Speaker, Objector – Speaking on behalf of immediate neighbours, the proposal would be detrimental to the amenities of neighbours particularly overbearing, loss of privacy, overlooking, noise pollution; large plain wall just 2.5 metres from boundary; loss of light; The Retreat is just 3 metres from the boundary and set at a lower level than the application site; garage already floods and this will increase flooding and land slippage risk.

Public Speaker, Supporter – There would be no issues with regards to overlooking; the Conservation Office does not object to the principle of the garage; traditional materials will be used in keeping with the street scene; single storey and same height as the conservatory; and very little shadow will be cast from the proposal.

Comments made by Councillors included: The proposal would result in a detrimental impact on the Conservation Area; overbearing; and detrimental to the amenities of immediate neighbours.

It was proposed by Councillor Parker, seconded by Councillor Prowse and

Resolved

Permission be refused for the following reasons:

1. The proposed outbuilding, by reason of its scale, siting and design, does not preserve and enhance, and will have a detrimental impact on, the character and appearance of the Forde Park Conservation Area. It is therefore considered to be contrary to Policies S1 (Sustainable Development Criteria), S2 (Quality Development) and EN5 (Heritage Assets) of the Teignbridge Local Plan 2013-2033 and to the advice contained in the National Planning Policy Framework; and,

2. The proposed building, by reason of its scale, siting and design, will cause a loss of amenity to neighbouring residents of The Spinney and The Retreat, through its overbearing nature and loss of light and outlook. The application is therefore considered to be contrary to Policies S1 (Sustainable Development Criteria) and WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan 2013-2033.
(16 votes for and 0 against)

122. APPEAL DECISIONS

The Committee noted appeal decisions made by the Planning Inspectorate on appeals against refusal of planning permission.

DENNIS SMITH
Chairman

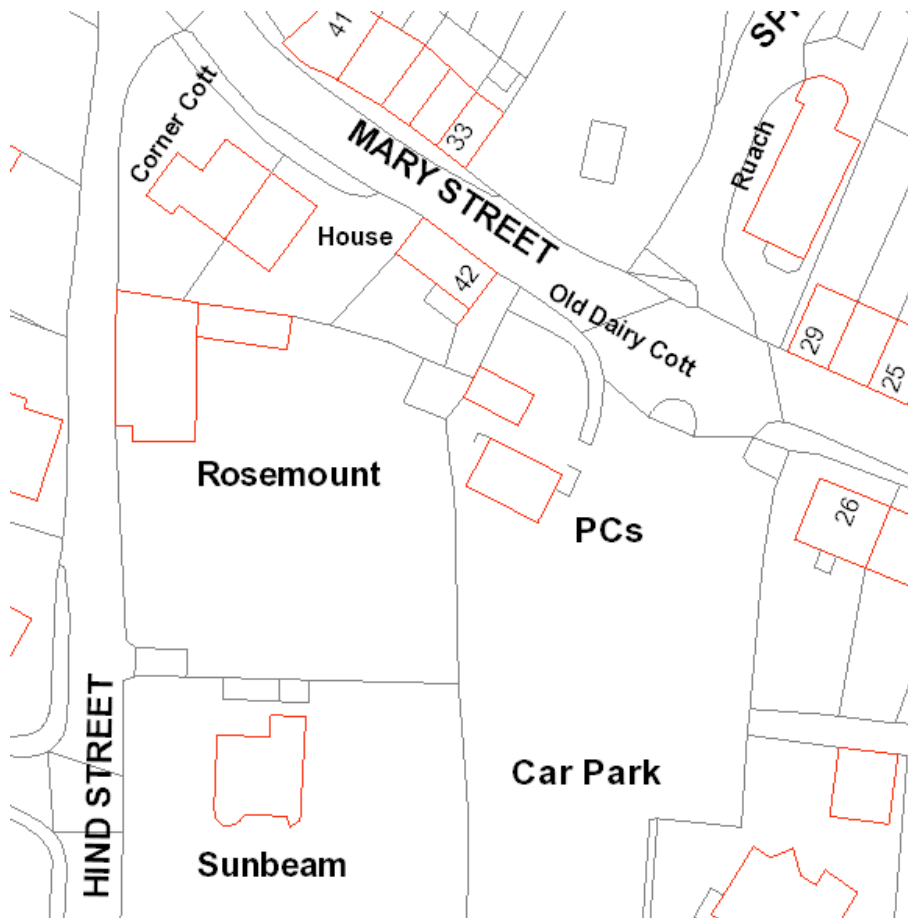
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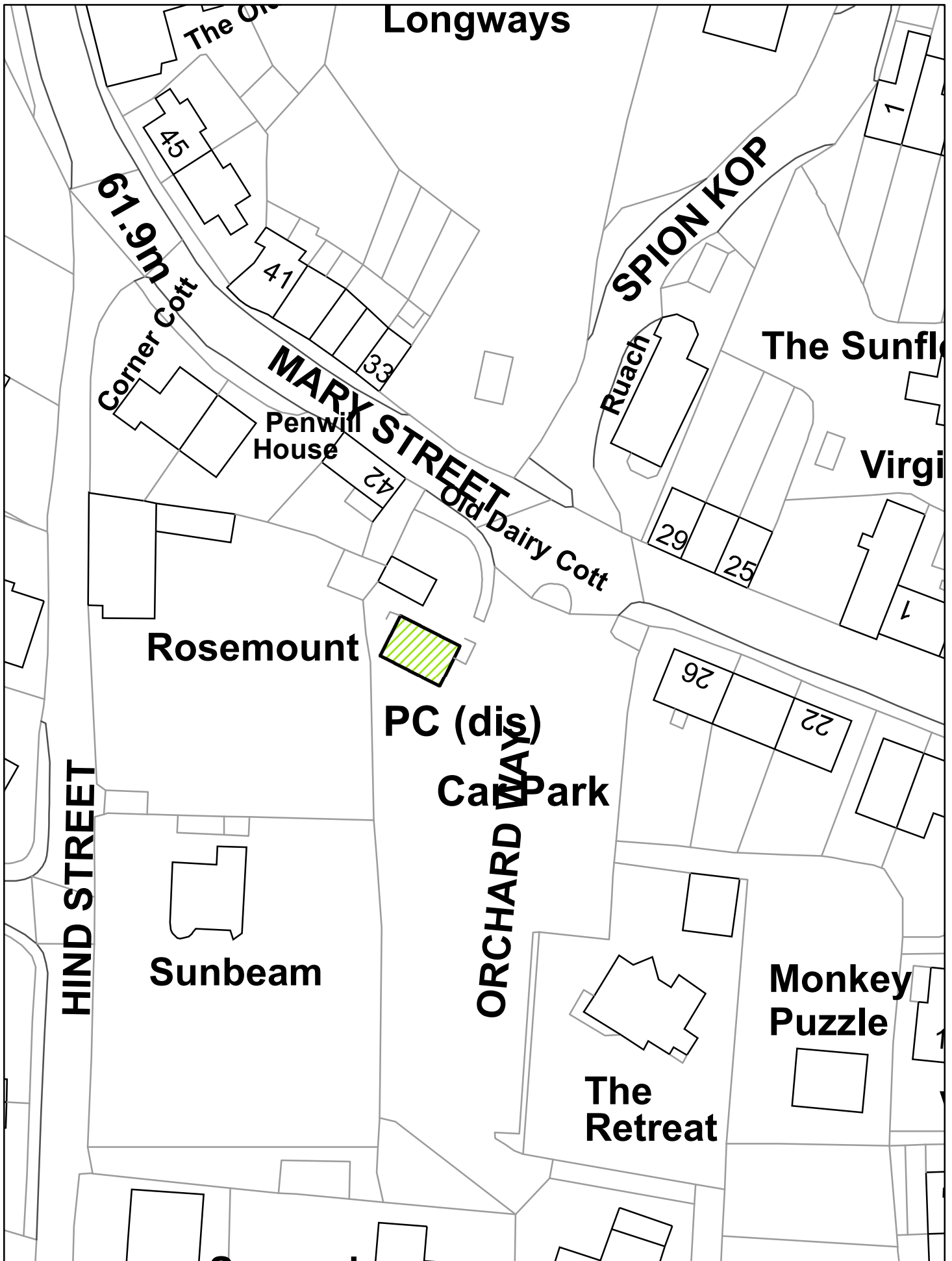
PLANNING COMMITTEE REPORT 25 September 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	BOVEY TRACEY - 18/01453/FUL - Public Conveniences, Mary Street Car Park - Change of use from sui generis to A3 (restaurant/cafe) and A5 (hot food takeaway) including new takeaway hatch	
APPLICANT:	Miss A Beale	
CASE OFFICER	Claire Boobier	
WARD MEMBERS:	Councillor Gribble Councillor Kerswell Councillor Morgan	Bovey
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01453/FUL&MN	





1. REASON FOR REPORT

The building is owned by Teignbridge District Council.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard three year time limit for commencement;
2. Works to proceed in accordance with the approved drawings and documents;
3. Hours of operation to be restricted to 8.30 to 17.30 Tuesday - Sunday as applied for.
4. Bin store shown on drawing TDC1 shall be provided prior to first use and retained thereafter to ensure that adequate refuse/recycling storage facilities are provided to serve the development.

3. DESCRIPTION

The Site

- 3.1 The application site comprises a public convenience block owned by Teignbridge District Council located at the Mary Street Car Park at Bovey Tracey.

Proposals

- 3.2 This application seeks planning permission to operate an A3 (restaurant/café) and A5 (hot food takeaway) including new takeaway hatch from the existing public convenience building.
- 3.3 Externally the only modifications to the building required to facilitate the change of use are the creation of a serving hatch in place of an existing window in the north (front) elevation of the building and the plans also show a replacement window for the other window in this elevation which would be within the same opening but would consist of a different style of window with the removal of a vertical glazing bar.
- 3.4 A mural advertisement and board sign are also proposed and consent is sought for these under advertisement consent application 18/01454/ADV on the agenda for this Committee.

Principle of the development/sustainability

- 3.5 Teignbridge Local Plan Policy S1A (Presumption in Favour of Sustainable Development) sets the criteria against which all proposals will be expected to perform well. It advises that the Local Planning Authority should take into account whether the adverse impacts of granting permission would outweigh the benefits of the development.
- 3.6 It is proposed to operate a café with takeaway service from the facility and a single toilet facility would remain in the building.

- 3.7 The building is owned by the Council and would be leased to the applicant, a site licence will be required which could restrict the type of goods that could be sold from the building. Given the need for a site licence it is not considered necessary to recommend a planning condition to restrict goods to be sold to ensure that the viability and vitality of Bovey Tracey Town Centre is not harmed.
- 3.8 It is considered that the proposed use would offer a service that would contribute to bringing footfall to the town and the site is also considered to be a sustainable location for such a development, being located within the settlement. Policy S13 (Town Centres) of the Teignbridge Local Plan 2013 - 2033 seeks to support the key role of small scale, independent outlets and the sale of local produce as part of their local distinctiveness and character. The proposed small-scale business development providing an independent outlet would be in accordance with the aims of this policy and the location of the site within the town would accord with the sequential approach to selecting appropriate retail sites where the policy takes a town centre first approach.
- 3.9 The proposal is considered to be a sustainable re-use of the building whilst retaining a toilet facility in the building. It is concluded that the principle of development is acceptable and accords with the objectives of Policy S1A of the Teignbridge Local Plan 2013-2033.

Impact upon the character and visual amenity of the area

- 3.10 The proposal makes use of the building with minimal external alterations being required to convert the building to an A3 use with a takeaway. The minor external alterations will not have a negative impact upon the character of the area and the linked application for a mural would provide interest to the building. Given the nature of the proposed works to facilitate the change of use, it is considered that there will be little change in the overall visual amenity of the area and that the proposal accords with Policies S1 (Sustainable Development Criteria) and S2 (Quality Development) of the Teignbridge Local Plan 2013 - 2033.

Impact on residential amenity of the occupiers of surrounding properties

- 3.11 Whilst the site does have residential properties adjacent to it given the hours proposed (8.30 to 17.30 Tuesday - Sunday) it is considered that the proposed day time use of the building would not adversely affect the residential amenity of the occupiers of neighbouring properties in terms of operations, noise nuisance/disturbance or odour. A condition is recommended to be applied to restrict the hours of operation to the hours applied for in the interests of residential amenity of surrounding occupiers.

Summary and Conclusion

- 3.12 The Planning Act, the National Planning Policy Framework (NPPF) and Policy S1A (Presumption in Favour of Sustainable Development) of the Teignbridge Local Plan 2013 - 2033 require that all applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

- 3.13 It is considered that this proposal accords with the policies listed below and it is therefore concluded that the proposal is acceptable and the recommendation is to approve the application subject to conditions.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S13 (Town Centres)

S19 (Bovey Tracey)

S21A (Settlement Limits)

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Environmental Health (Food and Health & Safety) – No objections to this proposal.

Environmental Health (Environmental Control) - No objections to this proposal. Under EC 852/2004 hygiene of foodstuffs Annex II, Chapter 1 para 3 states lavatories are not to open directly into rooms in which food is handled. The café plan does not show clearly whether the toilet directly communicates with the food room as the plan does not show a kitchen door. A lobby should be considered if there is no kitchen door. The sanitary convenience must also have adequate natural or mechanical ventilation which is not indicated on the plan.

6. REPRESENTATIONS

Letters of objection from 5 properties and 1 of comment have been received raising the following issues:

1. Customers may be tempted to park for free in Mary Street adding to existing parking problems in area
2. Mary Street unsuitable to cater for additional traffic
3. Increased litter and single-use plastics as a result of the takeaway hatch
4. Already enough cafes in Bovey Tracey in more suitable locations
5. Unclear how outdoor area will be used
6. Delivery vehicles may block car park access
7. Noise, odour, overlooking and disruption to residential properties, particularly at delivery times
8. No public waste bin
9. Wrong location – roads are too narrow
10. Loss of toilet facilities
11. Reduction in availability of spaces in car park for the public
12. Proposed hours are excessive
13. External decoration is out of keeping with the area
14. Visitors to takeaway hatch could block adjacent garage
15. Bins adjacent to garage could cause issues with vermin and could hinder maintenance access

10 letters of support have been received raising the following issues:

1. Innovative use of disused building
2. Much needed facility for young families in the area
3. Most users would walk to the cafe
4. Those who drive could park in car-park

7. TOWN COUNCIL'S COMMENTS

No objections

8. COMMUNITY INFRASTRUCTURE LEVY

Whilst this development is liable to make contributions under the Community Infrastructure Levy regulations to provide essential local facilities to support development in the District, no contributions are payable as calculations reveal a zero liability.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

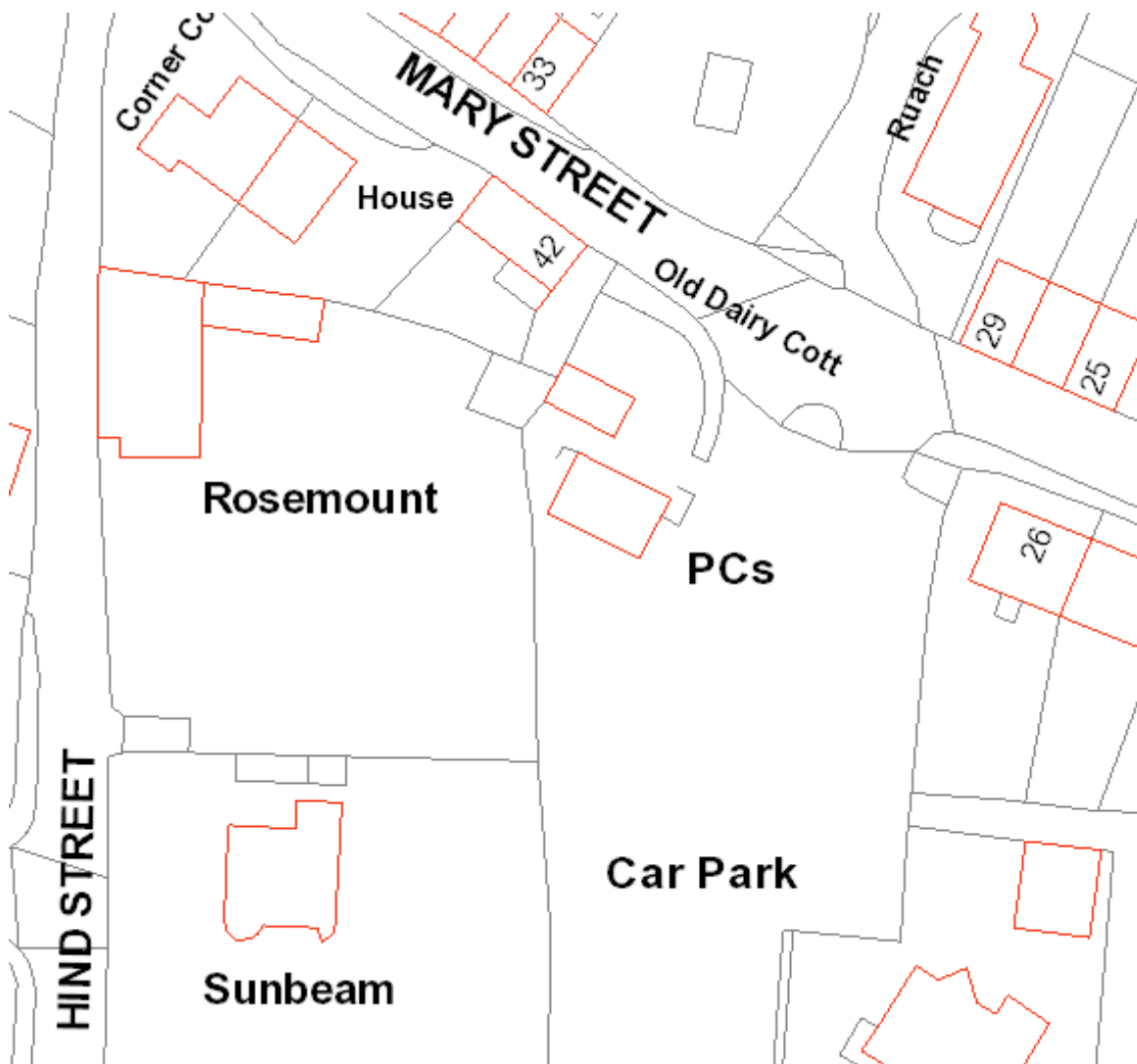
Business Manager – Strategic Place

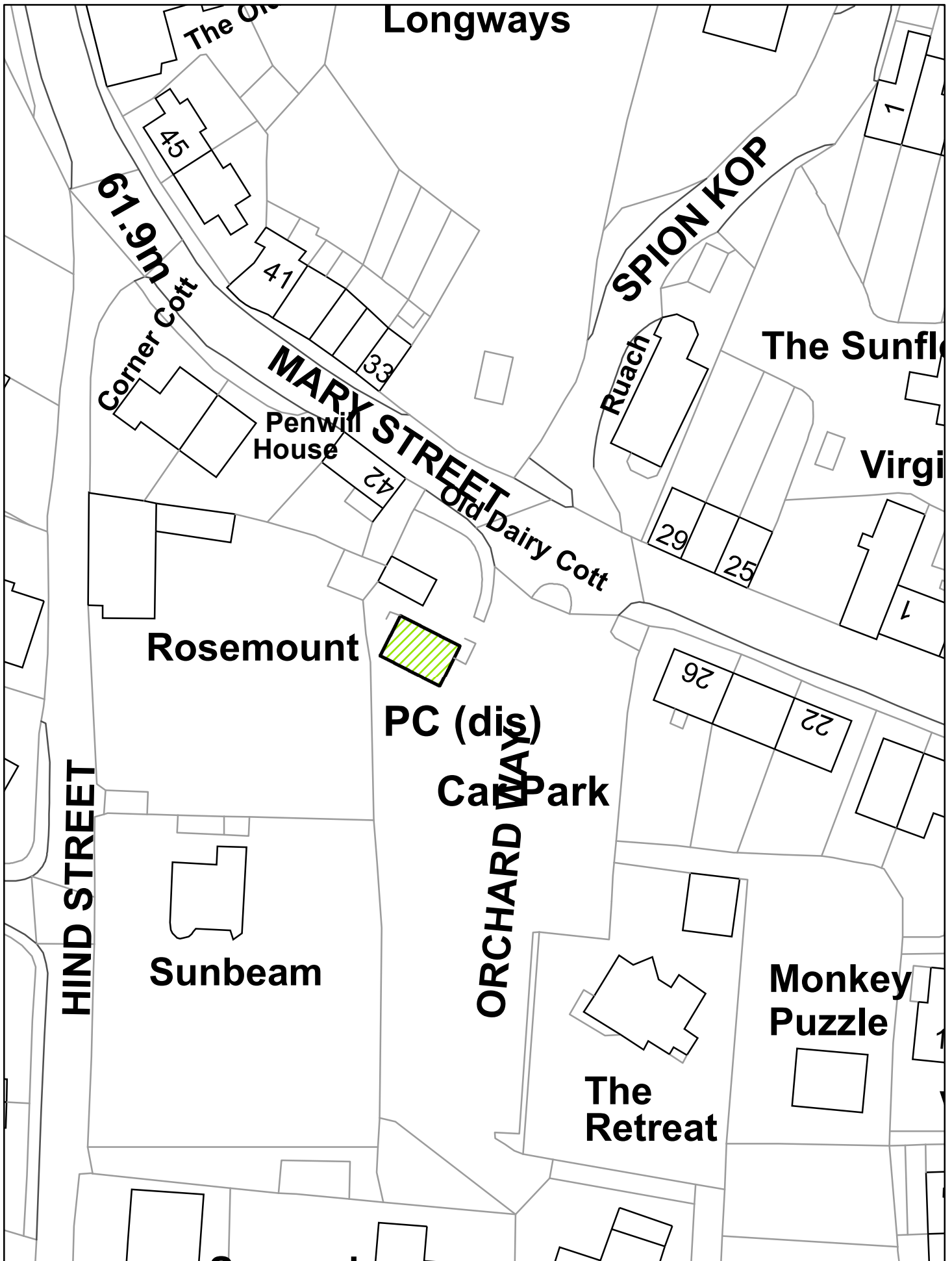
PLANNING COMMITTEE REPORT 25 September 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	BOVEY TRACEY - 18/01454/ADV - Public Conveniences, Mary Street Car Park - Painted wall advertisements and wall mounted board sign	
APPLICANT:	Miss A Beale	
CASE OFFICER	Claire Boobier	
WARD MEMBERS:	Councillor Gribble Councillor Kerswell Councillor Morgan	Bovey
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01454/ADV&MN	





1. REASON FOR REPORT

The site is owned by Teignbridge District Council.

2. RECOMMENDATION

ADVERTISEMENT CONSENT BE GRANTED subject to the standard conditions governing the display of advertisements

3. DESCRIPTION

- 3.1 The application building comprises a public conveniences block located in the Mary Street Car Park in Bovey Tracey.
- 3.2 A related planning application 18/01453/FUL has been submitted for the change of use of the public conveniences building to an A3 (restaurant/café) and A5 (hot food takeaway) including a new takeaway hatch.
- 3.3 This application seeks advertisement consent for advertisements for the proposed business at this site.
- 3.4 The advertisements sought consist of a painted wall mural advertisement and a wall-mounted board sign.
- 3.5 The painted mural surface wall would cover the entire south elevation rendered wall (back elevation of the building) and would also cover part of the east elevation wall as shown on drawing TDC4 demarcated by the hatching referred to on this drawing as back elevation (south) and left elevation (east).
- 3.6 The mural-style advertisement would consist of rural and nature-inspired designs such as small butterflies, birds, trees, flowers, etc.
- 3.7 The applicant advises that the advertisement is sought to draw potential customers' attention to the use of the building without having to have a big advertisement along the south wall with the cafe's name.
- 3.8 A wall-mounted board sign is also proposed which would be sited on the north (front elevation) wall of the single storey extension to the building. This would be a maximum size of 1 metre wide x 1.5 metres high and would advertise the goods sold on the premises.
- 3.9 The two considerations for the assessment of applications for advertisement consent are the impact of the proposal on amenity and on public safety.
- 3.10 The board advertisement is considered to be acceptable on amenity grounds, being small in scale and unobtrusive on the building and would not have an adverse impact on public safety.
- 3.11 The proposed mural would add interest to the building and, whilst drawing attention to the building, is not considered to have an adverse impact on amenity or to public safety.

3.12 It is therefore recommended that advertisement consent be granted.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

National Planning Policy Framework (2018)

Para 132 states *'the quality and character of places can suffer when advertisements are poorly sited and designed...Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.'*

National Planning Practice Guidance

Provide guidance on signage – in particular what constitutes public safety and amenity

Regulations

Town and Country Planning (Control of Advertisements) Regulations 2007 and Circular 03/2007: The Town and Country Planning (Control of Advertisements) Regulations 2007 provide an outline of the present system of controls. Powers to be exercised in the interests of amenity and public safety, taking into account relevant development plan policies so far as possible.

5. CONSULTEES

None

6. REPRESENTATIONS

Two letters of objection received. One refers to matters to be considered under the planning application. The other considers the proposed exterior decorating is not in keeping with other nearby buildings.

7. TOWN COUNCIL'S COMMENTS

No comments received

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place

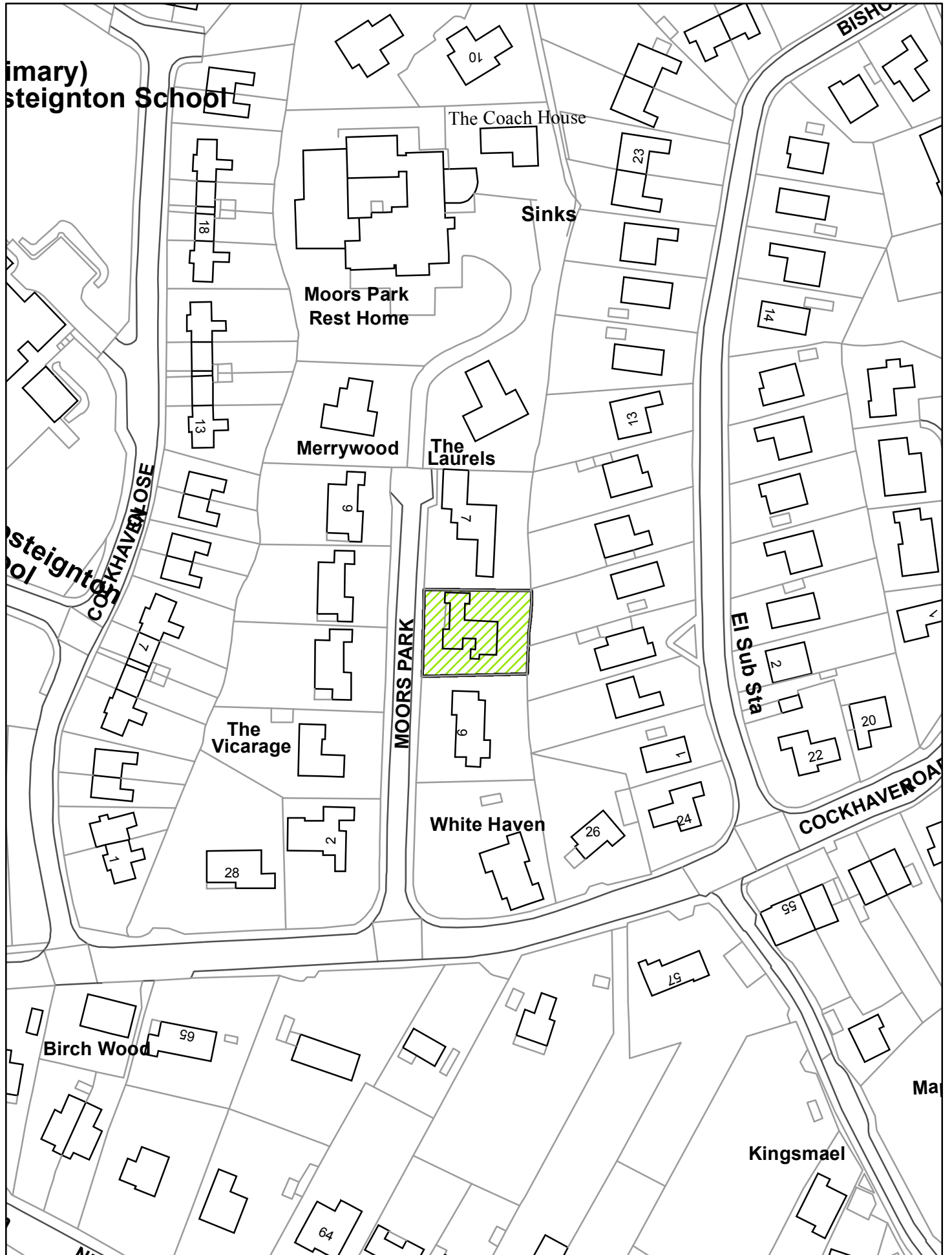
PLANNING COMMITTEE REPORT 25 September 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	BISHOPSTEIGNTON - 18/01319/FUL - 8 Moors Park - Replacement of existing flat roof with extended soffit, alteration to existing fenestration, creation of rear patio and porch extension	
APPLICANT:	Mr & Mrs I Leat	
CASE OFFICER	Estelle Smith	
WARD MEMBERS:	Councillor Golder	Bishopsteignton
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01319/FUL&MN	





1. REASON FOR REPORT

Councillor Golder requested Committee consideration if the Case Officer is recommending approval because he has concerns about the effect on the street scene and loss of light and privacy to the occupiers of the neighbouring property.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement
2. Development to be carried out in accordance with approved plans (received 7 September 2018)

3. DESCRIPTION

Principle of the development/sustainability

- 3.1 Teignbridge Local Plan Policy S1A (Presumption in Favour of Sustainable Development) sets the criteria against which all proposals will be expected to perform well. It advises that the Local Planning Authority should take into account whether the adverse impacts of granting permission would outweigh the benefits of the development. In this case it is considered that the principle of the development is sustainable.
- 3.2 The application site lies within the settlement limit of Bishopsteignton on the eastern side of Moors Park on gently sloping land which rises up from south to north.
- 3.3 The application site is a detached bungalow, set in a row of three similarly-sized bungalows, but with much differing designs. Both the application site and the property to the north, 7 Moors Park, have flat roofed elements which appear to be features of their original design. Both numbers 7 and 8 were given planning approval in 1966.
- 3.4 This is a revised proposal (received after Cllr Golder's request for Committee consideration). The application seeks to remodel the bungalow by creating a more substantial front wall at ground floor level and to provide some internal changes to convert the existing lobby and kitchen rooms into an open plan kitchen/dining room together with a more visible front entrance lobby. It is also proposed to replace the original flat roofed element which also runs over the attached single garage with a new flat roof with an increase in height of 250 mm in order to allow for modern standards of insulation, together with an extended soffit.
- 3.5 It is proposed to re-use original stone within the development and to insert new doors and windows in a grey composite material.

Impact upon the character and visual amenity of the area/open countryside

- 3.6 The existing flat roof is of its time in design terms, the replacement flat roof will, it is considered, continue to blend sympathetically with the style and appearance of the dwelling and other dwellings in the street which have similar features. It therefore accords with Policy S1 (Sustainable Development Criteria) and S2 (Quality Development) of the Teignbridge Local Plan.

Impact on residential amenity of the occupiers of surrounding properties

- 3.7 Due to the fact that the application dwelling is lower than the dwelling at 7 Moors Park and, due to the only modest increase (250 mm) in the height of the flat roof, it is considered that loss of outlook and light to the main bedroom of that property, (which is much closer to the common boundary than the lounge is) is negligible.
- 3.8 The proposal therefore accords with Policy WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan.

Impact on ecology/biodiversity

- 3.9 The submitted preliminary ecological assessment reports no evidence of bats or nesting birds on the site.
- 3.10 The proposal therefore accords with Policies EN8 (Biodiversity Protection and Enhancement), EN9 (Important Habitats and Features) and EN11 (Legally Protected and Priority Species) of the Teignbridge Local Plan.

Conclusions

- 3.11 This is a modest proposal that will have a negligible impact on the street scene and will not adversely affect the residential amenity of adjacent properties. It is therefore recommended that planning permission is granted.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments)

EN8 (Biodiversity Protection and Enhancement)

EN9 (Important Habitats and Features)

EN11 (Legally Protected and Priority Species)

Bishopsteignton Neighbourhood Plan

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

None

6. REPRESENTATIONS

4 letters of objection were received raising the following points: (Made prior to the revisions being received on 7 September 2018)

1. No objection in principle but objects to pitched roof
2. Suggests changes to include a lower roof with velux windows or a flat roof with roof lights
3. Loss of character to street scene
4. 7 and 8 are an iconic example of 1960's architecture and proposals will destroy this
5. Loss of view
6. Points out recent changes to 4 Moors Park opposite
7. Overbearing effect
8. Overshadowing of bedroom and garden
9. Overlooking from rear velux windows
10. Restrictive covenant about structural alterations

7. PARISH COUNCIL'S COMMENTS

Bishopsteignton Parish Council have concerns that the proposed development will cause a loss of natural light and privacy to the occupiers of the neighbouring property. Proximity of the shared boundary is already close and the proposed increase to the roof height could be overbearing.

8. COMMUNITY INFRASTRUCTURE LEVY

This development is not liable for CIL because it is less than 100m² of new build that does not result in the creation of a dwelling.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place

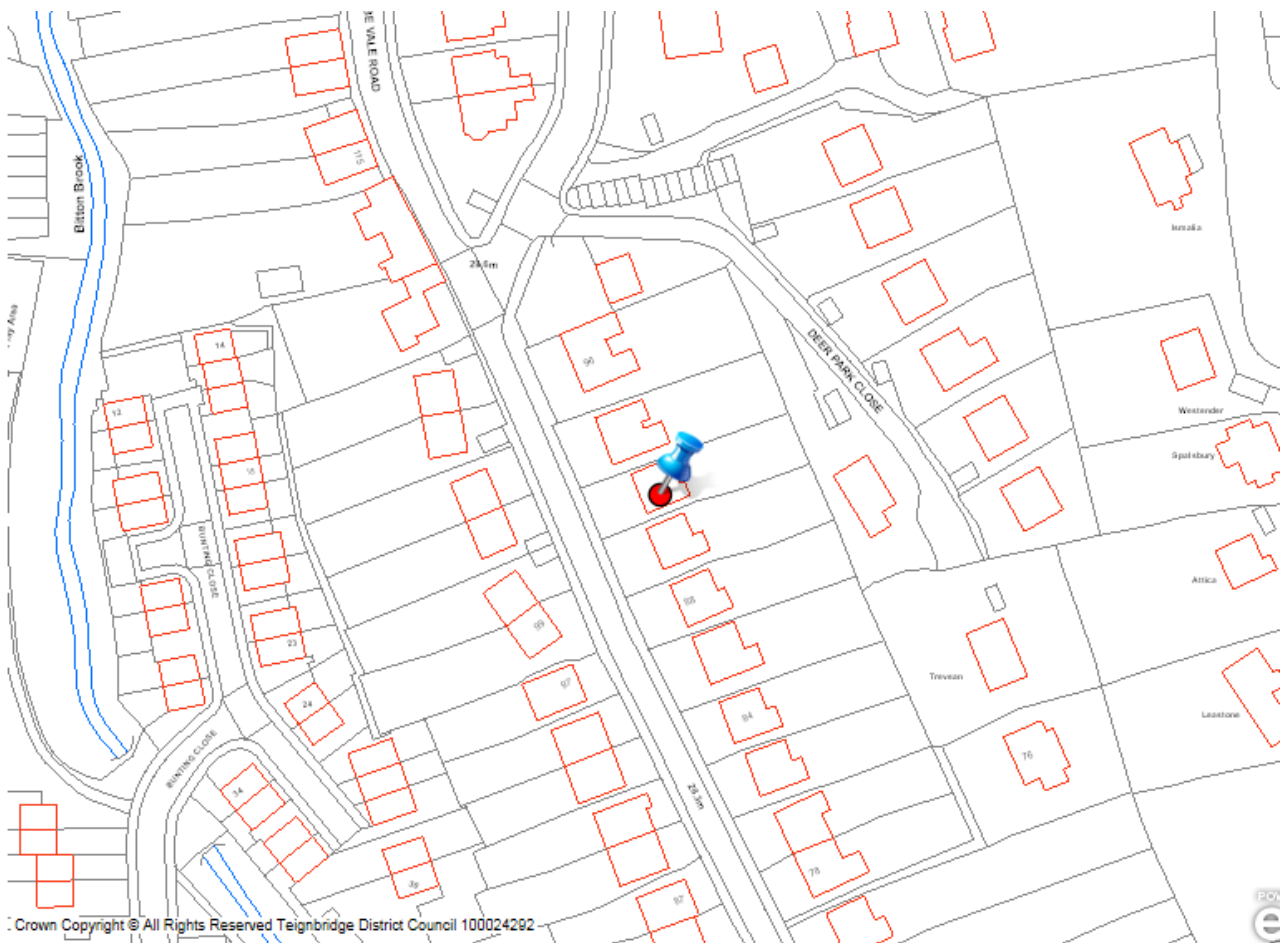
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PLANNING COMMITTEE REPORT 25 September 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	TEIGNMOUTH - 18/01420/FUL - 92 Coombe Vale Road - Creation of parking area in front garden	
APPLICANT:	Mr D Pitt	
CASE OFFICER	Estelle Smith	
WARD MEMBERS:	Councillor Eden Councillor Orme	Teignmouth Central
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01420/FUL&MN	





1. REASON FOR REPORT

Councillor Eden requested Committee consideration if the Case Officer is recommending refusal for the following reasons:

Parking in the area is a huge problem and off-road car parking is needed on Coombe Vale Road. While an argument about the street scene was originally made by the Town Council, I recommend a wider perspective be brought to bear now by the officer particularly since other houses in the street have parking areas and there is a precedent in the area for what is proposed.

2. RECOMMENDATION

PERMISSION BE REFUSED for the following reason:

The proposed parking area, excavation work, retaining walls, planting walls, hand rail and the removal of the existing roadside wall would not be in keeping with or sympathetic to the character of the street and consequently would detract from the visual qualities of the area, contrary to Policies S1A (Presumption in Favour of Sustainable Development), S1 (Sustainable Development), S2 (Quality Development) and WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan 2013-2033 and to the advice contained in the National Planning Policy Framework July 2018 and the National Planning Practice Guidance

3. DESCRIPTION

- 3.1 92 Coombe Vale Road is a detached dwelling within a predominantly residential area in the settlement of Teignmouth.
- 3.2 The property, like the neighbouring properties on either side, sits high up above Coombe Vale Road and does not benefit from any vehicular access or on-site parking. The front garden is also perched up above the road level and is supported by a red brick retaining wall, which also features along much of the road length.
- 3.3 The proposal is to form an on-site parking area via the excavation and removal of much of the front garden area, the construction of a brick-faced retaining wall between 2.5 and 3.0 metres in height at the back of the parking space, new concrete steps to the north of the site, a steel balustrade on top of the rear retaining wall, and walls on the southern and northern sides of the parking area with planting above. The surfacing would be permeable brick paved.
- 3.4 The scheme submitted is similar to four previous applications at this site, all of which were refused. Two of those refusals were dismissed on appeal by the Planning Inspectorate. This planning history is set out in the following paragraphs:
- 3.5 05/00484/FUL - Excavation of front garden to form parking area, refused 12 April 2005, for the following reason:

The proposed parking area and excavation work is contrary to Policies H14 and C39 of the Teignbridge Local Plan and Policy SDP8 of the Teignbridge Local Plan First Review Initial Deposit Version because the removal of this attractive

wall frontage and the design, siting and appearance of the retaining wall and hardstanding would have a dominant effect on the character and appearance of the street scene to the detriment of the visual amenities of the area.

- 3.6 A subsequent appeal was dismissed. The Inspector stated that the main issue was the effect of the proposed parking area on the character and appearance of the area. In arriving at his decision the Inspector made the following comments:

“Coombe Vale Road is characterised principally by detached and semi-detached dwellings, which from the road, on the west side the ground floors are set below road level whilst the east side the dwellings are elevated well above the road behind sloping front gardens. The road is flanked on both sides by a brick wall some 1.5 metres high with pedestrian accesses to the dwellings. This wall and the elevated gardens along the east side of the road make a significant contribution to the appearance of the street scene.

On the western side of this road this wall has been breached through the provision of a number of garages and off-street parking places. These have eroded the visual qualities of the area.

The eastern side of the road is largely free from such developments. It exhibits a unity of design and layout. The development proposal would not reflect this design context or provide an environment in keeping with the overall character of the area. The removal of a large area of front garden and the loss of 9 metres of the roadside brick wall would detract from the visual qualities of the area. I do not consider that the use of alternative facing materials would overcome this issue.

Planning Policy Statement 1 (PPS1) indicates that design should be appropriate in its context, and should take the opportunities available for improving the character of an area and the way it functions. I do not consider that the development proposed would satisfy these requirements

I acknowledge that on-street parking in the vicinity of the site is difficult and that the development proposed would ease such difficulties for the appellant and his visitors. However, such considerations are insufficient to justify the harm which I have identified.

I have considered the representations by the appellant in respect of similar parking arrangements provided elsewhere in the vicinity. However, although consistency is desirable, each proposal must be dealt with primarily on its own merits and I have done so in this case. In any event, whilst I do not know the full circumstances of those other accesses, I note the Council's comments that the two parking facilities on the east side of Coombe Vale Road were completed without the need for planning permission or permitted prior to the adoption of current design policies of the Local Plan

Neither these, nor any of the other matters raised, are of such significance as to outweigh the considerations which have led to my conclusion on the main issue, which is based on the particular circumstances of the appeal site and the development proposed.”

3.7 Although this application was determined under the previous Local Plan, the subsequent applications detailed below were considered under the current Teignbridge Local Plan 2013–2033.

3.8 14/01001/FUL - Excavation of front garden to form a parking area with retaining wall, refused 29 May 2014 for the following reasons:

The proposed parking area, excavation work, retaining walls, railings and the removal of the existing roadside wall would not be in keeping with or sympathetic to the character of the street and consequently would detract from the visual qualities of the area, contrary to Policies S1A (Presumption in Favour of Sustainable Development), S1 (Sustainable Development), S2 (Quality Development) and WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan 2013-2033 and to the advice contained in the National Planning Policy Framework and the National Planning Practice Guidance; and,

The use of a tarmacadam surfacing for the parking area and a lack of an on-site sustainable drainage system would be likely to lead to an increase in surface water run-off which would increase the risks of surface water flooding elsewhere, contrary to Policies S1 (Sustainable Development), S2 (Quality Development) and EN4 (Flood Risk) of the Teignbridge Local Plan 2013-2033 and to the advice contained in the National Planning Policy Framework and the National Planning Practice Guidance.

3.9 14/02217/FUL - Creation of parking area in front, refused 15 September 2016, for the following reason:

The proposed parking area, excavation work, retaining walls, railings and the removal of the existing roadside wall would not be in keeping with or sympathetic to the character of the street and consequently would detract from the visual qualities of the area, contrary to Policies S1A (Presumption in Favour of Sustainable Development), S1 (Sustainable Development), S2 (Quality Development) and WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan 2013-2033 and to the advice contained in the National Planning Policy Framework and the National Planning Practice Guidance.

3.10 A subsequent appeal was again dismissed. The Inspector stated that the main issue was the effect of the proposal on the character and appearance of Coombe Vale Road. He commented as follows:

“The Council’s concern is that the proposed parking area, excavation work, retaining walls and the removal of the existing roadside wall would not be in keeping with, or sympathetic to, the road. As a consequence, the development would detract from the visual qualities of the area, contrary to the Council’s policies.

I saw on my visit that the appeal property is towards the end of a number of dwellings on the eastern side of Coombe Vale Road that have a roadside wall and elevated front gardens. Although, as the appellant points out, there are three breaches of this wall including the construction of a garage at No. 88 just

a short distance away, I also saw that the essential character of this side of the road remains one of the pleasing greenery of the elevated front gardens.

I consider that the appeal scheme with the hard surfacing of the parking areas, substantial retaining walls and steel balustrades would form a marked change of appearance to the front of the property that would be to the detriment of the street scene. No. 96 next door but one already has high retaining walls and steel railings and in my view this illustrates how the visual impact of the scheme in this appeal would be unsympathetic to the pleasing character and appearance of the rest of this side of Coombe Vale Road to the south east.

The appellant has referred to numerous examples of the removal of stretches of the wall and the provision of frontage parking for dwellings on the other side of the road. However as the houses on this side do not have elevated front gardens, I do not consider that those parking areas and breaches of the wall have the same effect on visual amenity as now proposed.

I acknowledge that there are parking problems in Coombe Vale Road and that the provision of two off-road spaces at No. 92 would make some contribution to easing this, as well as being more convenient for the appellant. I also recognise that the materials for the hardstanding and walls have been changed to be more appropriate. However although I have taken both these factors and the letters and petition of support for the scheme into account, it does not change my view that the harm to the character and appearance of Coombe Vale Road would be unacceptable.

As a result of this harm there would be conflict with Policies S1A, S1, S2 and WE8 of the Teignbridge Local Plan 2013-2033 and Government policy in Section 7: 'Requiring Good Design' of the National Planning Policy Framework 2012."

- 3.11 16/03286/FUL - Formation of parking bay to front, refused 13 February 2017 for the following reason:

The proposed parking area, excavation work, retaining walls, planting wall, hand rail and the removal of the existing roadside wall would not be in keeping with or sympathetic to the character of the street and consequently would detract from the visual qualities of the area, contrary to Policies S1A (Presumption in Favour of Sustainable Development), S1 (Sustainable Development), S2 (Quality Development) and WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan 2013-2033 and to the advice contained in the National Planning Policy Framework and the National Planning Practice Guidance.

- 3.12 It should be noticed that whilst the National Planning Policy Framework (NPPF) has been updated, the revised document (July 2018) still emphasises a requirement for good design at Paragraph 124:

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

3.13 Paragraph 127 of the NPPF states that:

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and,

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.14 Paragraph 130 states that “*permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions*”.

3.15 The proposal is fundamentally similar to the four previously refused schemes. It is not considered that the current proposal overcomes the previous reasons for refusal or the comments made by the Inspectors in the two subsequent appeal decisions. The proposals would be harmful to the appearance and character of the area. This harm would not be outweighed by the small increase in available off-street parking. It is therefore considered that the application should be refused, as there has been no significant change in local or national policy to justify a different decision this time.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments)

National Planning Policy Framework 2018

National Planning Practice Guidance

5. CONSULTTEES

Devon County Council (Highways) - Recommend that the Standing Advice issued to Teignbridge District Council is used to assess the highway impacts.

Wales and West Utilities - Gas pipes owned by other licenced gas transporters and also privately owned may be present in this area. The applicant must not build over any of their plant or enclose their apparatus. Should the planning application be approved then Wales and West Utilities require the promoter of these works to contact them directly to discuss their requirements in detail. Should diversion works be required these will be fully chargeable.

6. REPRESENTATIONS

One letter of comment was received raising the following points:

1. Provides much needed valuable parking spaces along Coombe Vale Road and Deer Park
2. Will keep the road safe
3. Is opposite many dropped down kerbs and existing off-road parking spaces
4. Means that no valuable parking spaces will be lost
5. Additional parking spaces gained on both sides of the road if application is granted
6. The design and thought in the plans are in keeping with the road scene, despite other pull-ins and off-road parking spaces already existing

One letter of support was received raising the following points:

1. Off-road car parking is much needed on Coombe Vale Road
2. Trying to park and drop small grandchildren is an accident waiting to happen
3. The road is a rat run for cars trying to cut out the main road traffic jams
4. Hope the application will be looked on favourably

7. TOWN COUNCIL'S COMMENTS

The Committee has refused similar applications in the past as they would compromise the street scene on Coombe Vale Road. The Committee opposes this application and defers any decision to the Teignbridge planning officer

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

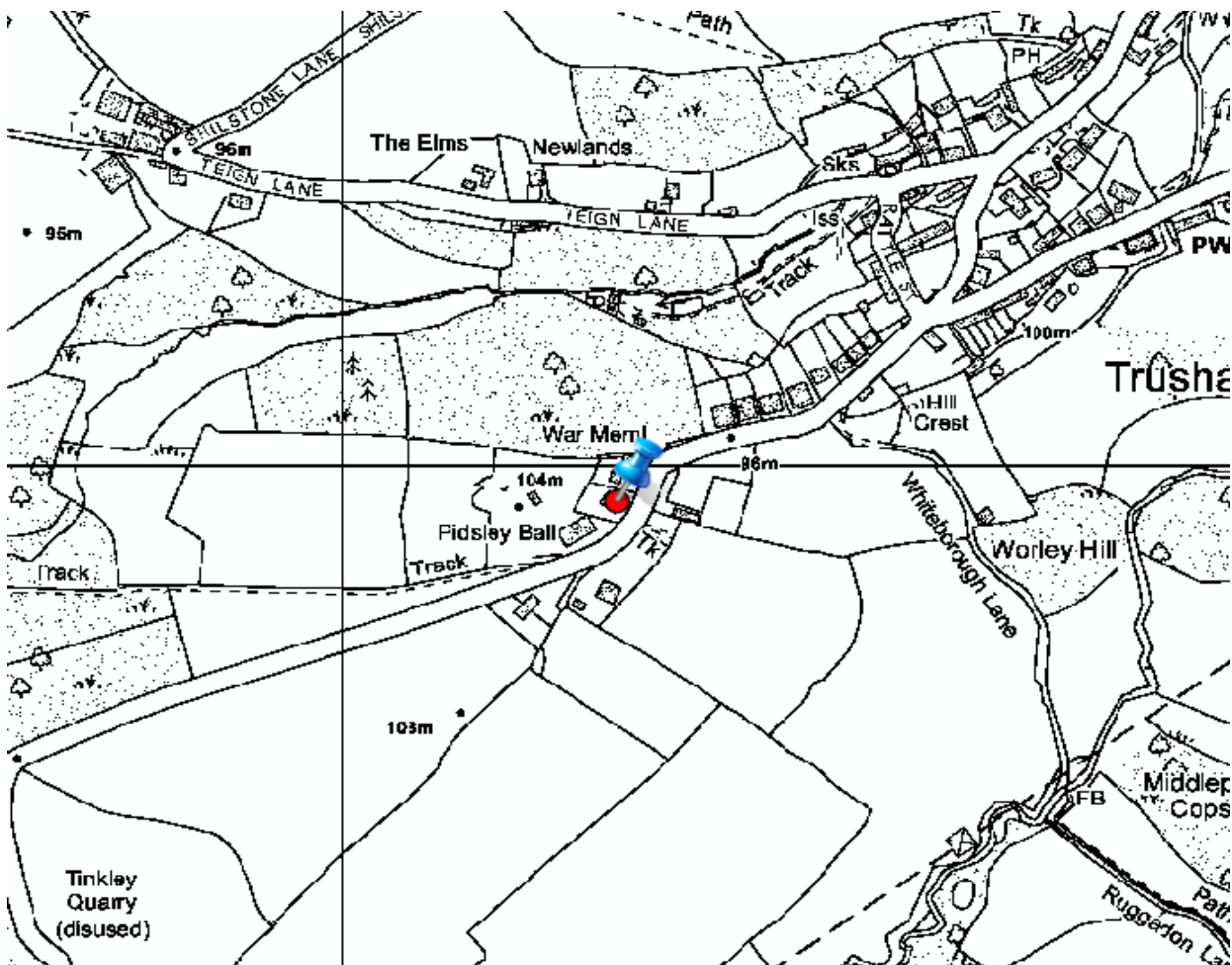
Business Manager – Strategic Place

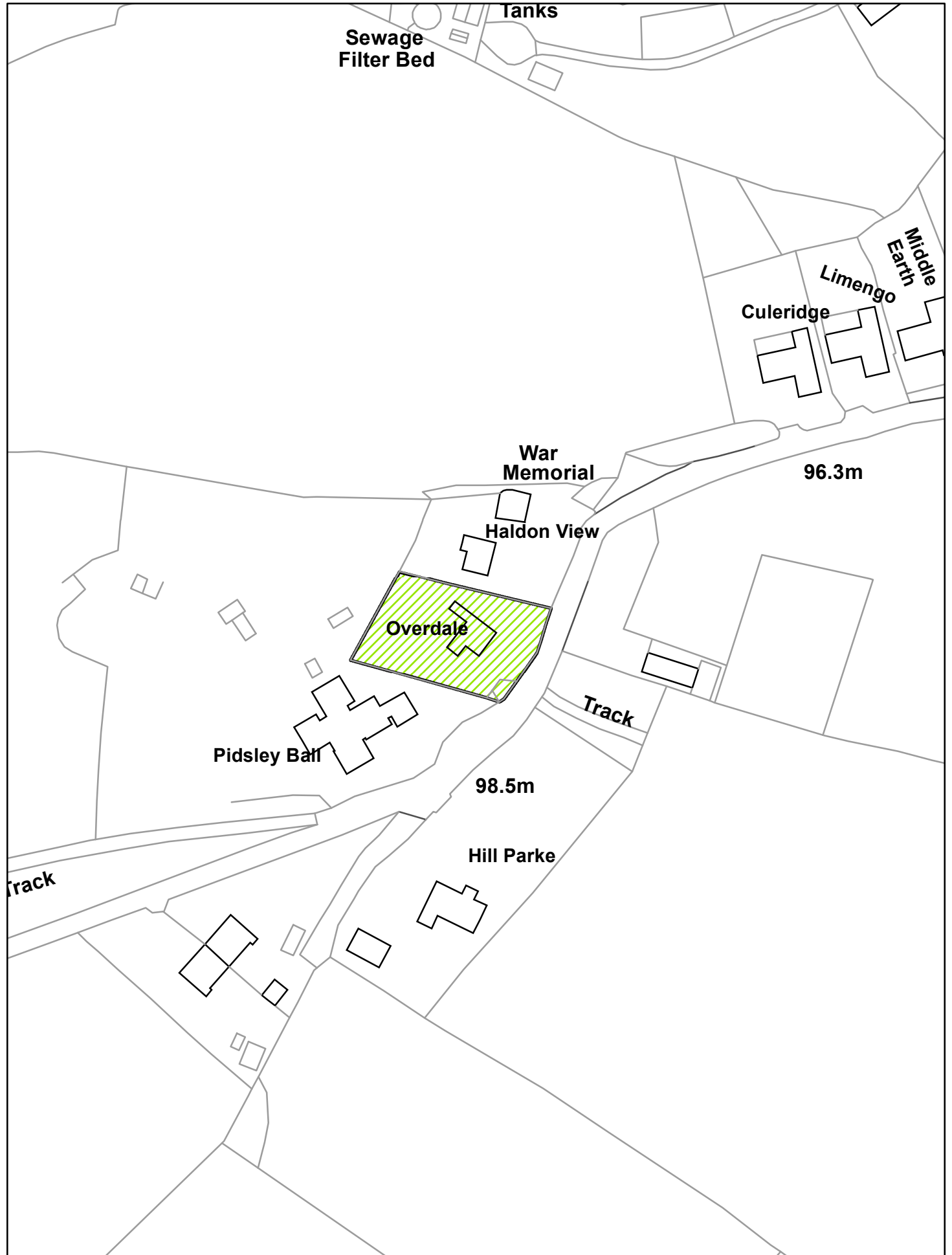
PLANNING COMMITTEE REPORT 25 September 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	TRUSHAM - 18/00856/FUL - Overdale, Trusham Hill - Raising roof to form additional accommodation, single storey rear extension, new garage and alterations for access and parking	
APPLICANT:	Mr & Mrs Slatcher	
CASE OFFICER	Eve Somerville	
WARD MEMBERS:	Councillor Ford	Teign Valley
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00856/FUL&MN	





1. REASON FOR REPORT

Councillor Ford has requested that this application be decided at Committee if the Case Officer recommendation is approval, for the following reasons:

- Overbearing nature and lack of privacy this plan will have on the occupiers of the two neighbouring residences
- Scale and height is not representative of the existing dwellings
- Does not meet Policies WE8 and S1
- Impact on the amenity for occupiers of neighbouring properties

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement
2. Development to be carried out in accordance with the approved plans
3. Details of external materials to be submitted for approval

3. DESCRIPTION

- 3.1 The application site consists of a single storey residential property with generous garden space surrounding the property, and associated off-street parking. There is a range of outbuildings to the rear of the dwelling.
- 3.2 The boundary is constructed of hedging and a metal fence to the front of the property forming the access, along with a low-rise stone garden wall.
- 3.3 The site lies in the Countryside as defined by the Teignbridge Local Plan (TLP), but there is a loose scatter of dwellings in the locality with a mix of architectural designs of single and two storey, both modern and traditional.
- 3.4 The nearest neighbours are Haldon View and Pidsley Ball, which would be approximately 3 metres and 13 metres respectively from the dwelling as extended, when measured on the proposed plans from building to building. The properties are at angles to each other fronting the highway which leads through Trusham where there is a mix of two storey and single storey buildings such as the neighbouring properties, Coleridge and Limengo, which are both set over two levels and are larger properties. There is no clear architectural design style in this part of Trusham.

The Proposal

- 3.5 The application seeks permission to raise the ridge line of the roof from 5 metres above floor level to 6.5 metres to include dormer windows to form additional living accommodation; a single storey rear extension; a new garage and alterations to the existing access and parking.
- 3.6 No window openings are proposed to the flanks of the proposed roof or dormers, with all first floor openings being directed to the rear and front of the building.

Sustainability/Principle of the Development

- 3.7 The application site is located within the open countryside and outside any defined settlement limit as depicted in the Teignbridge Local Plan 2013-2033. Policies S1A, S1, S22 and WE8 of the Teignbridge Local Plan 2013-2033 are permissive of extensions and alterations to existing residential properties, subject to policy criteria being met. Thus, the principle of development can be acceptable, subject to compliance with policy.

Design and visual impact

- 3.8 The site lies within an Area of Great Landscape Value (AGLV) and open countryside, therefore the design and visual impact of the development needs to be carefully considered. In assessing the design of the proposal, the existing street and area character and materials should be taken into consideration to ensure that the proposal harmonises with that of the existing development.
- 3.9 The property is set back from the highway behind a natural boundary, with the area being predominantly characterised by residential development set within a rural context, which comprises a mixture of bungalow and two storey properties. Development is a mixture of modern and traditional build, with new housing reflecting the scale and design of older buildings. Render is used widely in the area, with stone and natural planting also featuring on boundary treatments. The surrounding area is predominately characterised by residential development, with housing generally laid out in a sporadic linear formation, with pockets of open space lying amongst development, with open countryside extending beyond.
- 3.10 The entrance to the site falls between two existing properties: to the north, land is occupied by a bungalow property (Haldon View) which is rendered and which makes use of the roof space through the addition of dormer windows, whilst a detached single storey property (Pidsley Ball) featuring the characteristic stone occupies the land to the south west, which is taller than a typical single storey dwelling. The design of these properties is characteristic of the area, with the majority of properties typically featuring prominent dormer windows and or additions and being two storey.
- 3.11 The proposed development comprises a single storey extension to the north west of the existing property and a raising of the ridge line by 1.5 metres. The design of the proposed extension is considered to be sympathetic to the existing character of the property, with materials proposed to match the existing. The vertical extension as proposed will elevate the roof in order to allow for two dormer windows to the front and one longer dormer to the rear. The angle of the elevated roof is a little steeper than the angle of the existing roof, although going from hipped to gable, and is not considered to have a harmful impact on the overall design and appearance of the existing property. The flat roofed extension will be set back at a distance from the principal elevation of the property, and will not therefore be a prominent feature in the street scene.
- 3.12 As discussed above there is no uniform architectural design style for this part of Trusham, with development being organically progressing and changing. The proposed design uses a gable end roof design with rendered and timber elevations, which can be found within the wider area.

- 3.13 The site is considered to be of sufficient size to accommodate the alterations and the development is not considered to result in overdevelopment of the site, leaving sufficient amenity space for the occupiers.
- 3.14 The design and scale of the proposed development is therefore considered to be appropriate and will not cause a significant impact on the appearance or character of the immediate or wider area. The proposed development is therefore considered to be in accordance with Policies S2 and EN2A.
- 3.15 The proposed garage will replace the existing garage, although there is sufficient off-street parking provision through a driveway. The proposed sewage treatment plant replaces an existing septic tank within the same location, and is therefore not deemed to raise any concerns.
- 3.16 At the time of the site visit, it was noted that the access is tight and requires the user to inch forward for a safe egress. The widened access is therefore welcomed and, along with the additional hardstanding, will provide an area for the user to turn, leaving the site in a forward gear. Highway safety will therefore be improved through the proposed scheme.

Impact on neighbouring amenity

- 3.17 Comments received from neighbouring residents have been taken into consideration in preparing the recommendation on this application. The ridge line will be raised, which will have a visual impact upon the occupiers of those neighbouring properties, in particular Haldon View, which sits closer to the subject site than Pidsley Ball does. The proposal is larger than the existing dwelling, but this is a large plot that is clearly capable of accommodating a larger dwelling than the existing modest bungalow.
- 3.18 The rear dormer is to be set away from the side flanks by 1.3 metres, and will be at an angle to the neighbouring properties, and some 10 metres to the nearest south elevation of Haldon View. Two of the three windows in the dormer will serve bathrooms and all three are shown to be obscure glazed to a height of 1.8 metres. The bedroom window will be 18 metres from Haldon View. The nearest dormer window will be 10 metres away from the boundary of Pidsley Ball and 15 metres from the dwelling and at a very acute angle. Thus the proposed rear dormer windows are not considered to result in significant overlooking to the occupiers of neighbouring properties in the context of Policy WE8 of the Local Plan. It should also be noted that the remaining works are single storey, set behind existing boundary treatments, and no additional first floor openings are proposed to the gable ends of the proposal.
- 3.19 Once again, due to the distance, height, design and siting of the proposal, this is not considered to result in an overbearing presence to neighbouring properties in the context of Policy WE8 of the Local Plan. The existing plot size is deemed to be significant, given the modest scale of the existing dwelling, and sufficient to carry a larger dwelling leaving sufficient amenity space for the occupiers whilst respecting the residential amenity of adjacent properties.
- 3.20 The design and scale of the proposed development is therefore considered to be appropriate and will not cause a detrimental impact on the amenity of the immediate area or neighbouring residents. It is recognised that the proposal will result in a

change to the site and will convert the single storey dwelling to a 1.5 storey property. However, the proposed development can be satisfactorily accommodated within the plot and will not be significantly harmful to the residential amenity of the occupiers of adjacent properties. It is therefore considered to be in accordance with Policy WE8 of the TLP.

Ecology

- 3.21 No evidence of bats was recorded within the ecological survey, with the buildings offering negligible bat roosting potential.

Conclusion

- 3.22 The proposal does not materially affect the amenities of neighbouring occupiers or the character and visual amenities of the locality. The proposal is considered to represent an appropriate form of development and the balance of considerations weighs in favour of granting planning permission. There is therefore a recommendation to approve subject to conditions.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S22 (Countryside)

EN2A (Landscape Protection and Enhancement)

WE8 (Domestic Extensions)

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

None.

6. REPRESENTATIONS

Letters of objection have been received from 12 people raising the following planning issues:

1. Loss of light, outlook and privacy
2. Not in scale with the existing property
3. Not in keeping with the wider area

One letter of comment has been received raising the following issues:

1. Trusham consists of an eclectic mix of housing, it is difficult to see how Overdale will make a great difference.
2. Trusham is situated on sloping land, this means there are very few houses that are not overlooked by neighbours.

One letter of support has been received raising the following issues:

1. Existing bungalow is dilapidated and ugly being turned into a building with improved design is a benefit
2. The proposed design is commonly seen in rural England and would sit comfortably in Trusham, which already has houses of many different finishes
3. The size does not look too dissimilar to Haldon View

7. PARISH COUNCIL'S COMMENTS

I am writing to advise Teignbridge District Council of our interest in the development of a Neighbourhood Plan for Trusham. As part of the Teignbridge Local Plan Review 2020 - 2040 roadshows that took place between 2 – 27 June, I met with Alexis Marsh, Neighbourhood Planning Officer and have expressed an interest in the development of a Neighbourhood Plan for Trusham. Alexis has offered to attend a future Parish Meeting to advise on the development process and what the Plan is likely to include. Following this, we will consult with the wider Parish to assess the appetite for the development of such a Plan.

We expect the Neighbourhood Plan to provide a strategy for the future development of our area, considering the allocation of land for specific use, safeguarding assets and green spaces as well as directing locally specific design requirements. We are aware that if there is a parish appetite for such a Plan it will take time to develop and adopt, but it will result in the Parish Meeting taking more of an active involvement in the assessment of planning applications against the approved Neighbourhood Plan.

I cannot say at this stage whether there will be wider parish support for the development of a Neighbourhood Plan as we have yet to consult, but the number of comments in relation to the Overdale application seems to suggest a wider interest. Without looking to support or object to the Overdale application, my concern is that this and future applications are consented during the Neighbourhood Plans development period, which potentially will conflict with its content, particularly in relation to design requirements.

8. COMMUNITY INFRASTRUCTURE LEVY

This development is not liable for CIL because it is less than 100m² of new build that does not result in the creation of a dwelling.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place

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TEIGNBRIDGE DISTRICT COUNCIL

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 25 September 2018
REPORT OF: Business Manager – Strategic Place
SUBJECT: Appeal Decisions

- 1 18/00016/REF BROADHEMPSTON** - Chapel Cottage Road Past Laskey Bridge
Appeal against the refusal of planning application 17/01775/FUL - Two storey detached dwelling

APPEAL DISMISSED (DELEGATED REFUSAL)
- 2 18/00002/REF BISHOPSTEIGNTON** - Wolfsgrove Farm Buildings Bishopsteignton
Appeal against the refusal of planning application reference 17/02525/FUL - Conversion of existing farm building into one dwelling

APPEAL DISMISSED (DELEGATED REFUSAL)
- 3 18/00003/REF BISHOPSTEIGNTON** - Wolfsgrove Farm Buildings Bishopsteignton
Appeal against the refusal of listed building consent reference 17/02516/LBC -Conversion of existing farm building into one dwelling

APPEAL DISMISSED (DELEGATED REFUSAL)
- 4 18/00025/REF KINGSTEIGNTON** - 7 Hosegood Way Kingsteignton
Appeal against the refusal of planning application 18/00184/FUL - Erection of new dwelling and associated parking

APPEAL DISMISSED (DELEGATED REFUSAL)
- 5 18/00021/COND BISHOPSTEIGNTON** - Riversmede Teignmouth Road
Appeal against condition imposed on planning approval 17/02644/FUL - Extension at first floor with balcony and new roof form

APPEAL ALLOWED (DELEGATED APPROVAL)

TEIGNBRIDGE DISTRICT COUNCIL

- 6 **18/00020/REF** **KINGSTEIGNTON** - Land Adjacent 1 Coombesend Road Kingsteignton
Appeal against the refusal of planning application 17/02888/FUL - Dwelling

APPEAL DISMISSED (DELEGATED REFUSAL)
- 7 **18/00018/REF** **BROADHEMPSTON** - Little Woodland Barn Woodland
Appeal against the refusal of planning application 17/02896/VAR - Removal of conditions 3 & 4 on planning permission 98/3383/14/4 (Change of use and conversion of barn to holiday accommodation at barn adjacent to) relating to occupancy restrictions

APPEAL ALLOWED (DELEGATED REFUSAL)
- 8 **18/00019/NOND
ET** **HENNOCK** - The Granary Pitt Farm

Appeal against non-determination of planning application 18/00159/LBC - Create new window to rear elevation

APPEAL DISMISSED (NON DETERMINATION)
- 9 **17/00074/HHA** **CHRISTOW** - Orchard Corner Village Road
Appeal against High Hedge Complaint decision 17/01266

APPEAL SPLIT

PLEASE NOTE THAT THE FULL TEXT OF THESE APPEAL DECISIONS IS AVAILABLE ON THE COUNCIL'S WEBSITE