

PLANNING COMMITTEE

16 FEBRUARY 2021

Present:

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

Members in Attendance:

Councillors

Apologies:

Councillors Parker

Officers in Attendance:

Rosalyn Eastman, Business Manager, Strategic Place
Suzanne Walford, Planning Solicitor
Helen Addison, Principal Planning Officer
Christopher Morgan, Trainee Democratic Services Officer
Beth Tipton, Administrative Assistant
Taya Cotterill, Senior Planning Officer

30. MINUTES

The minutes of the previous meeting were signed as a correct record by the chair barring 3 minor amendments.

31. DECLARATIONS OF INTEREST.

Councillor J Hook declared an interest in applications 20/02060/FUL and 20/02194/FUL by virtue of being a close friend of the applicant. They did not vote on this item.

Councillor Goodman-Bradbury declared an interest in application 20/02289/HOU by virtue of being a close friend of the applicant. They did not vote on this item.

32. PLANNING APPLICATIONS FOR CONSIDERATION - TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION AS SET OUT BELOW.

- a) **20/01252/MAJ Trinity Nursery, Teignmouth**

The Planning Officer presented the application to the Committee.

Public Speaker, Objector – Spoke on:

- Loss of privacy
- Overbearing
- Loss of view
- Detrimental to health
- Loss of light
- Increase in car use leading to various issues
- Water pressure issues
- Overdevelopment
- Wrong design for area

Public Speaker, Objector – Spoke on:

- The site's history
- Car path is too small
- Poor road access
- Development uses private waste disposal
- Overbearing
- Overlooking
- Health issues resulting from dev
- Land should be a community asset

Comments from Councillors include

- Significant loss of privacy
- Fire vehicles will struggle to access site
- Overdevelopment
- Design out of character
- Lack of carbon calculator
- Site has better uses

It was proposed by Councillor Haines and seconded by Councillor Nutley that permission be refused for the following reasons.

A roll call was taken and the decision was unanimous.

Resolved

Permission be refused for the following reasons:

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.

4. Negative impact on privacy for the surrounding properties.

b) **20/02289/HOU Southview, 4 Stockton Avenue**

The Business Manager presented the application to the Committee.

Councillor Goodman-Bradbury declared an interest in application 20/02289/HOU by virtue of being a close friend of the applicant. They did not vote on this item.

It was proposed by Councillor Bullivant and seconded by Councillor Nuttall that permission be granted as set out in the agenda report.

In response to a comment from a Councillor, the Business Manager clarified that a new window installed in the house did not need approval as it had been downsized from the existing window.

A roll call was taken and the decision was unanimous.

Resolved

Permission be granted subject to the following conditions

1. Standard three year time limit.
2. Approval subject to the agreed plans.

c) **20/02060/FUL Dornafeld Farm & Caravan Site, Ipplepen**

Councillor Bullivant left the meeting.

Councillor J Hook declared an interest in applications 20/02060/FUL and 20/02194/FUL by virtue of being a close friend of the applicant. They did not vote on this item.

The Planning Officer presented the application to the Committee.

Public Speaker, Supporter – Spoke on:

- TDC investment in renewables
- Government grant scheme funding for development

Comments from Councillors include

- Biomass boilers are well concealed.

It was proposed by Councillor Haines and seconded by Councillor Nutley that

permission be granted as set out in the agenda report.

A roll call was taken – see attached.

Resolved

Permission be granted subject to the following conditions:

1. The development shall be retained in accordance with the approved plans.

d) **20/02194/FUL Dornafeld Caravan & Camping Site, Ipplepen (Pages 7 - 8)**

The Planning Officer presented the application to the Committee.

Councillor J Hook declared an interest in applications 20/02060/FUL and 20/02194/FUL by virtue of being a close friend of the applicant. They did not vote on this item.

Public Speaker, Supporter:

- Heritage assets as part of application
- Short time to start development if approval is granted

In response to comments from councillors, the Business Manager clarified that a carbon calculator wasn't necessary as the application was major. They also informed the committee that a row of trees would be retained.

It was proposed by Councillor Haines and seconded by Councillor Goodman-Bradbury that permission be granted as set out in the agenda report.

A roll call was taken – see attached.

Resolved

Permission be granted subject to the following conditions

1. Standard time commencement
2. Accord with plans
3. External lighting
4. Scheme of bat roost features
5. Surface water drainage scheme
6. Archaeological Written Scheme of Investigation
7. External materials (Including solar panels)
8. Hard and soft landscaping works
9. Holiday occupancy
10. Access and parking arrangements
11. Works to listed stone walls
12. Commissioning of solar panels

e) **20/02223/FUL Applegarth, Littlefield, Bishopsteignton (Pages 9 - 10)**

The Planning Officer presented the application to the Committee.

It was proposed by Councillor Haines and seconded by Councillor Goodman-Bradbury that permission be granted as set out in the agenda report.

A roll call was taken – see attached.

Resolved

Permission be granted subject to the following conditions

1. Standard time limit
2. Accord with plans (including eg. Solar
3. Parking facilities to be provided before use
4. Details of materials to be agreed before being used
5. Biodiversity enhancement scheme (Bat/ bird / bee boxes)
6. Removal of some PD – boundary treatments and extensions
7. Solar panels to be installed / commissioned prior to occupation

33. APPEAL DECISIONS - TO NOTE APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE.

The Committee considered the decisions made by the Planning Inspectorate

The meeting started at 10:00am and finished at 12:30pm.

Chair
Cllr Mike Haines

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20/02194/FUL - Dornafield

Planning Committee Roll Call Sheet

COUNCILLORS	FOR	AGAINST	ABSTAIN
Cllr Janet Bradford			1
Cllr Philip Bullivant			
Cllr Chris Clarence	1		
Cllr Mary Colclough	1		
Cllr Huw Cox	1		
Cllr Rob Hayes	1		
Cllr Jackie Hook			
Cllr Mike Jeffery	1		
Cllr Chris Jenks			
Cllr Avril Kerswell			
Cllr Andrew Macgregor	1		
Cllr John Nutley	1		
Cllr Charles Nuttall	1		
Cllr Colin Parker			
Cllr Adrian Patch	1		
Cllr Linda Goodman-Bradbury	1		
Cllr Mike Haines	1		
TOTAL	11	0	1

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20/02223/FUL Applegarth

Planning Committee Roll Call Sheet

COUNCILLORS	FOR	AGAINST	ABSTAIN
Cllr Janet Bradford		1	
Cllr Philip Bullivant			
Cllr Chris Clarence	1		
Cllr Mary Colclough	1		
Cllr Huw Cox			1
Cllr Rob Hayes	1		
Cllr Jackie Hook	1		
Cllr Mike Jeffery	1		
Cllr Chris Jenks			
Cllr Avril Kerswell			
Cllr Andrew Macgregor		1	
Cllr John Nutley		1	
Cllr Charles Nuttall			1
Cllr Colin Parker			
Cllr Adrian Patch	1		
Cllr Linda Goodman-Bradbury	1		
Cllr Mike Haines	1		
TOTAL	8	3	2

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