

Planning Committee – Tuesday 16 February 2021

Late representations/updates

Item No.	Description
1	<p data-bbox="354 421 1321 533">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 data-bbox="354 566 767 607">Updated recommendation;</p> <p data-bbox="354 640 1182 680">PERMISSION BE REFUSED for the following reasons;</p> <ol data-bbox="354 714 1385 1413" style="list-style-type: none"><li data-bbox="354 714 1385 898">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.<li data-bbox="354 931 1385 1115">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.<li data-bbox="354 1149 1385 1413">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 data-bbox="354 1447 1385 1525"><i>(For Members’ information, reasons 2 and 3 could be overcome through the submission / completion of a S106 Obligation)</i></p> <p data-bbox="354 1559 512 1599">Highways</p> <p data-bbox="354 1632 1385 1744">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 data-bbox="354 1778 1385 1993"><i>The DCC Highway Engineer has advised the following; 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	IPPLEPEN - 20/02194/FUL - Dornafeld Caravan And Camping Site, Dornafeld Farm - Construction of courtyard development of 9 holiday cottages together with access and parking No additional representations received
5	BISHOPSTEIGNTON - 20/02223/FUL - Applegarth , Littlefield - Proposed subdivision of plot and new dwelling No additional representations received