

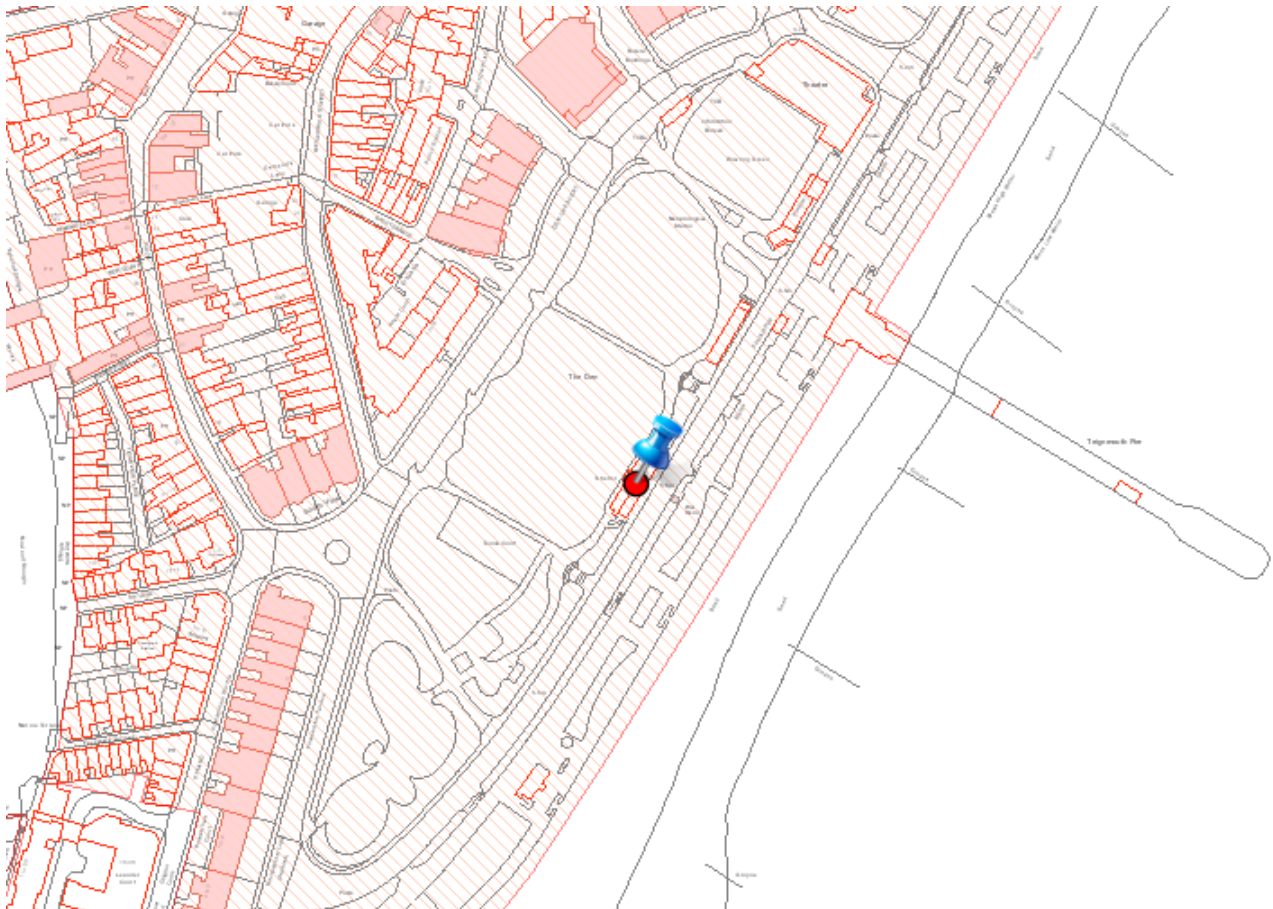
PLANNING COMMITTEE REPORT

20 March 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	TEIGNMOUTH - 18/00250/FUL - Beachcomber, Promenade - Replacement windows, aluminium panels to roof and alterations to fenestration	
APPLICANT:	Teignbridge District Council	
CASE OFFICER	Anna Mooney	
WARD MEMBERS:	Councillor Russell Councillor Fusco	Teignmouth East
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00250/FUL&MN	



1. REASON FOR REPORT

The applicant is Teignbridge District Council.

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

3. DESCRIPTION

3.1 The application site falls within the settlement limit for Teignmouth, as depicted on the Teignbridge Local Plan 2013 - 2033 Proposals Map.

3.2 The site is located within a Conservation Area and has multiple listed buildings, including the Grade II Listed Riviera Cinema, along the length of Den Crescent to the north and west.

3.3 The application seeks planning permission for replacement windows, aluminium panels to roof and alterations to the fenestration.

3.4 The key issues in the consideration of this application relate to:

- Sustainability/principle of the development
- Impact on the setting of Listed Buildings and the Conservation Area

Sustainability/Principle of the Development

3.5 The application site is located within the built-up settlement of Teignmouth within its Settlement Limit as set out in the Teignbridge Local Plan 2013-2033.

3.6 Under Teignbridge Local Plan Policy EC9 (Developments in Town Centres) development will capitalise on heritage assets to support regeneration, encourage visitors and improve the environment, vitality and interest of each centre. The refurbishment to the Beachcomber is considered to be an appropriate development to encourage visitors in accordance with this policy.

3.7 The principle of the development is therefore considered to be acceptable, and can be shown to be sustainable, subject to compliance with other relevant Local Plan policies.

Impact upon setting of listed buildings and the character and appearance of the Conservation Area

3.8 Having regard to its statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority must give considerable importance and weight to any harm to the character of the Conservation Area.

3.9 Under section 66(1) the Local Planning Authority must have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

- 3.10 The Conservation Officer supports the proposed development of the Beachcomber. The proposals are considered to comply with Policy EN5 (Heritage Assets) as they preserve the character of the Conservation Area and the setting of the adjacent listed buildings.

Summary and Conclusion

- 3.11 The Planning Act, the National Planning Policy Framework (NPPF) and Policy S1A of the Teignbridge Local Plan require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.12 It is considered that this proposal accords with Policy EC9 and Policy EN5 and it is therefore concluded that the proposal is acceptable and the application should be approved.

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)
EC9 (Developments in Town Centres)
EN5 (Heritage Assets)

Teignmouth Conservation Area Appraisal and Management Plan

Listed Buildings and Conservation Areas Act 1990

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Conservation Officer - No objections to the proposal. The scheme will be an enhancement on the previous appearance of this building.

6. REPRESENTATIONS

One letter of comment received from the tenant of the Beachcomber. Tenant should decide placement of opaque internal film to windows. Fanlights to windows should be re-located and other suggestions for fenestration changes.

7. TOWN COUNCIL'S COMMENTS

No objections, but Members raised concerns about the proposed location of opaque glass ruining the views of patrons. Members proposed the solution that the tenant should decide on the placement of opaque vinyl to be affixed to the glass as they deem necessary, subject to the approval of the 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