

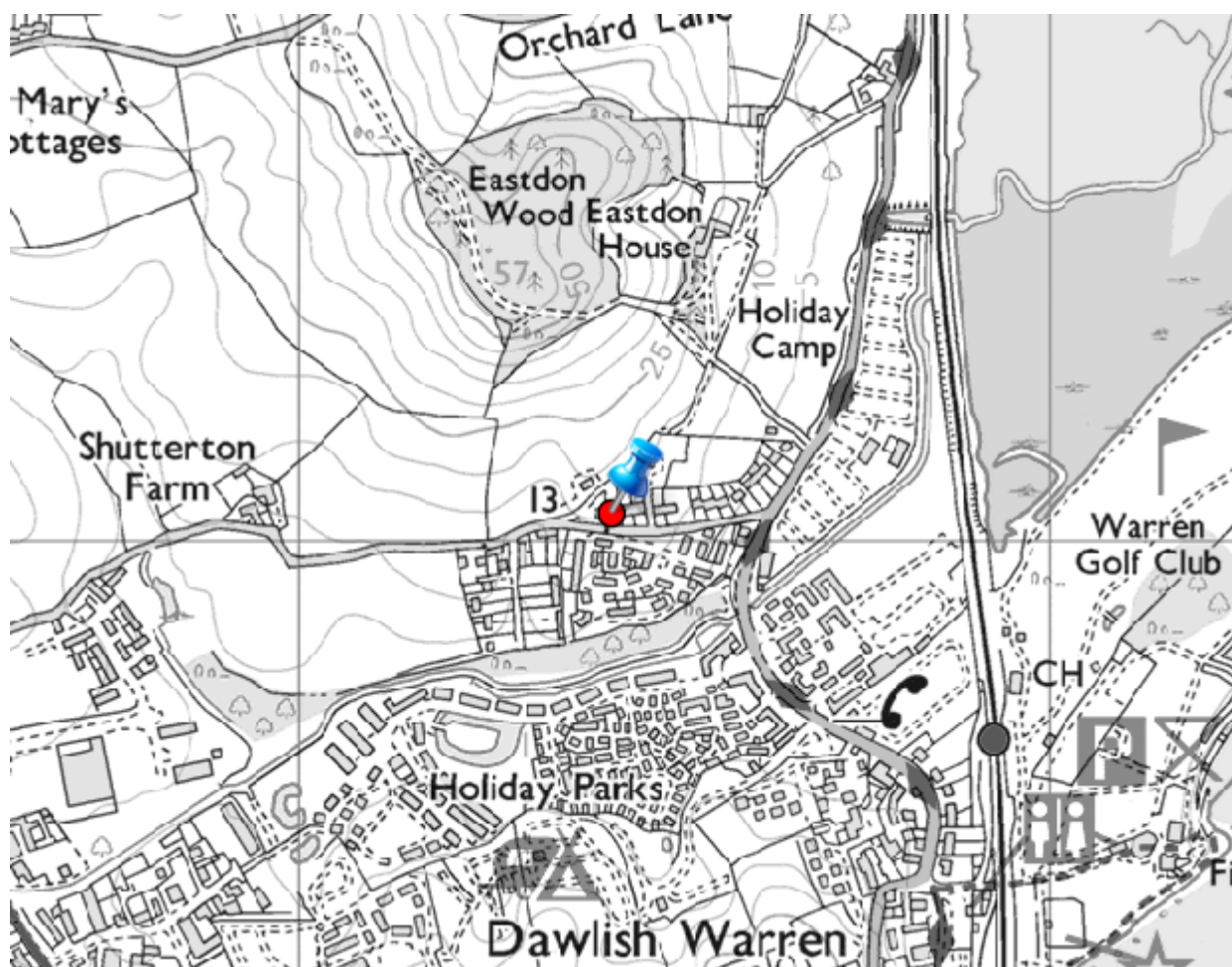
PLANNING COMMITTEE REPORT

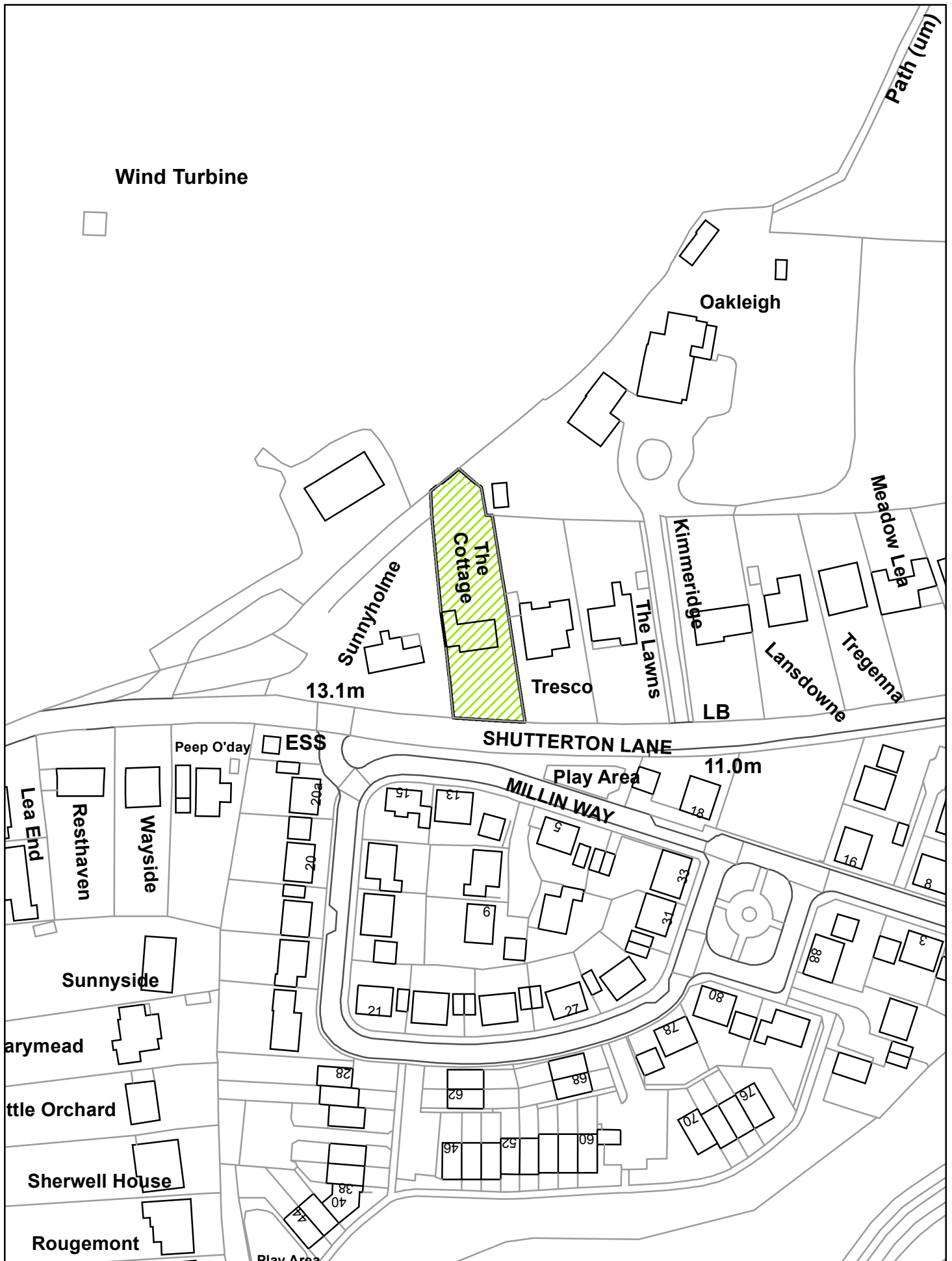
23 October 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	DAWLISH - 18/01618/FUL - The Cottage, Shutterton Lane - New vehicular access and parking area for The Cottage and associated ground works	
APPLICANT:	Mrs Young	
CASE OFFICER	Claire Boobier	
WARD MEMBERS:	Councillor Hockin Councillor Mayne Councillor Wrigley	Dawlish Central And North East
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01618/FUL&MN	





1. REASON FOR REPORT

Councillor Wrigley has referred this case to Planning Committee if the Case Officer is recommending approval because of increased safety concerns for road use. It is considered that an extra exit is dangerous to increased pedestrian use of the nearby Country Park entrance. Prior approved application had adequate access.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to conditions:

1. Standard 3 year time limit for commencement
2. Development to proceed in accordance with the approved plans.

3. DESCRIPTION

Site description

- 3.1 The site relates to the front garden of a property known as The Cottage off Shutterton Lane, Dawlish Warren. Outline planning consent was granted by Committee (application reference: 17/01480/OUT) followed by full planning permission (application reference: 18/00698/FUL) for a dwelling in part of the rear garden of The Cottage. Access to the new dwelling is to be provided via a shared access using the existing access off Shutterton Lane, which would be extended into the garden with the removal of the garage at the property. This would be a shared access for the existing dwelling and the new dwelling.

The proposal

- 3.2 This application seeks planning consent to create a separate access to serve The Cottage in order for the existing dwelling and the approved dwelling to have separate means of access.
- 3.3 Due to the change in ground level between the front garden and Shutterton Lane this would involve some engineering works and the removal of the existing conifer screen on the road frontage to facilitate the provision of an access and provide associated visibility splays. The access would have a surface of compressed gravel with areas of the existing lawn remaining on either side of the access. Two parking bays would be provided on site.

Principle of development

- 3.4 The application site is located within the settlement limit of Dawlish as depicted in the Teignbridge Local Plan 2013-2033. Policies S1A, S1 and WE8 of the Local Plan are permissive of residential development, subject to policy criteria being met. Thus, the principle of the proposed development can be acceptable, subject to compliance with policy.

Impact upon the character and visual amenity of area

- 3.5 The proposed works will be visible from the public realm and can be seen in either direction along Shutterton Lane due to the nature of the proposal and the proposed removal of the conifer screen. However, taking into account existing access points

along Shutterton Lane, overall it is considered that the proposed additional access and associated works would not have a detrimental impact upon the surrounding area or subject property by way of appearance and visual amenity.

Thus, the visual impact of the development is considered to be acceptable and compliant with the criteria of Policies WE8, S1A, S1 and S2 of the Teignbridge Local Plan 2013-2033.

Impact on residential amenity of the occupiers of surrounding properties

- 3.6 Given the separation distance to neighbouring accesses and properties it is not considered that the siting and design of the proposed access and associated works would have a significantly detrimental impact on residential amenity in the context of Policy WE8 of the Teignbridge Local Plan 2013-2033.

Highway safety

- 3.7 The Town Council has raised concerns that Shutterton Lane is in their opinion a dangerous road and, with increasing foot traffic from residents and visitors to the Country Park, an additional entrance would compound existing issues.
- 3.8 There is a new footpath that has been installed for pedestrians and cyclists between Warren Road adjacent to Hazelwood Park which provides a connection between Dawlish Warren and Exeter Road, Dawlish on which the new Country Park is located. This new connection avoids the need for pedestrians to use Shutterton Lane to gain access by foot to the Country Park.
- 3.9 The location of the proposed access is on a straight section of Shutterton Lane and provides adequate visibility splays for the proposed access whilst removing vegetation adjacent to the existing access to improve visibility from the existing access point onto Shutterton Lane.
- 3.10 Devon County Council Highways originally advised Teignbridge District Council to use the standing advice issued to them to consider the highway impacts of the development, however following the receipt of the Town Council's concerns the Devon County Council Highways Officer was asked to review this case. Having viewed the site, she has verbally advised Officers that Devon County Council would have no highway safety objection to the provision of an additional access in this location.
- 3.11 In conclusion; adequate visibility splays have been provided; the access is on a straight section of the lane; Devon County Council Highways have raised no highway safety concern; there are alternative pedestrian and cyclist-friendly routes to gain access to the Country Park. It is therefore not considered that a refusal on highway safety grounds would be justified.

Conclusion

- 3.12 The proposal does not materially affect the amenities of neighbouring occupiers or the character and visual amenities of the locality. This is considered to represent an appropriate form of development whereby the Local Planning Authority considers that the balance of considerations weigh 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)

S2 (Quality Development)

S21A (Settlement Limits)

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

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

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

Following receipt of concerns from the Town Council and Ward Member, Devon County Council Highways were asked to review the site and to consider highway safety impact. They have advised verbally that they would have no objection to the proposed additional access in this location.

6. REPRESENTATIONS

No representations received.

7. TOWN COUNCIL'S COMMENTS

Refusal of this application in line with a previous application further along the lane. It is a dangerous road with increasing foot traffic from residents and visitors to the Country Park so an additional entrance would compound existing issues.

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