

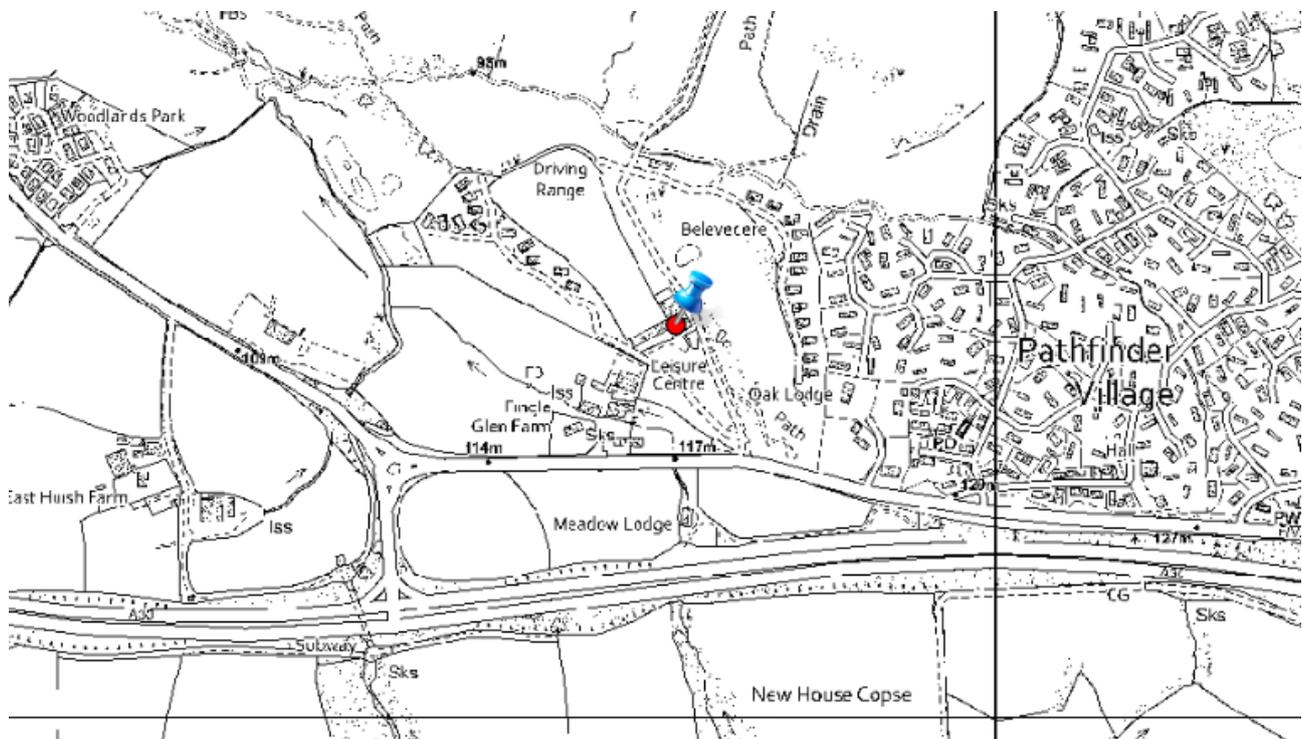
# PLANNING COMMITTEE REPORT

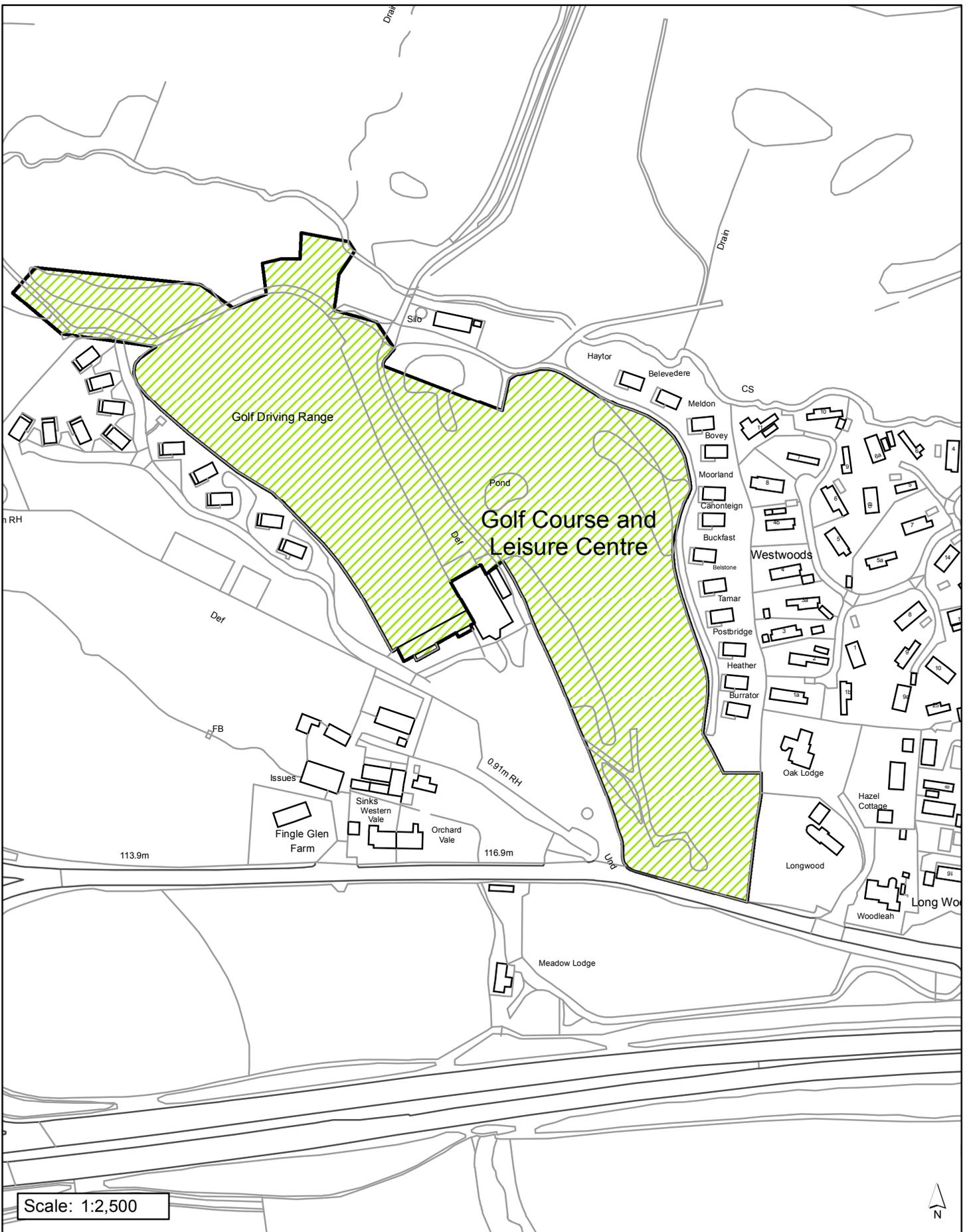
## 26 November 2019

CHAIRMAN: Cllr Mike Haines



<b>APPLICATION FOR CONSIDERATION:</b>	<b>TEDBURN ST MARY/WHITESTONE - 19/01473/MAJ - Fingle Glen Golf Club , Tedburn St Mary - Improvement of the existing golf facilities and remodelling of the golf course along with change of use of the existing golf course land for the siting of 25 self contained units of holiday accommodation</b>	
<b>APPLICANT:</b>	<b>Mr Bishop</b>	
<b>CASE OFFICER</b>	<b>Helen Addison</b>	
<b>WARD MEMBERS:</b>	<b>Cllr Alison Foden Cllr Charles Nuttall Cllr Andrew Swain</b>	<b>Kenn Valley</b>
<b>VIEW PLANNING FILE:</b>	<a href="https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=19/01473/MAJ&amp;MN">https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=19/01473/MAJ&amp;MN</a>	





Scale: 1:2,500



**19/01473/MAJ Fingle Glen Golf Club, Tedburn St Mary, EX6 6AF**



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## **1. REASON FOR REPORT**

The Parish Council has requested that the application should be determined by planning committee due to the scale of the development.

## **2. RECOMMENDATION**

Subject to the receipt of satisfactory further information relating to provision of sustainable transport PERMISSION BE GRANTED subject to conditions addressing the following matters with final drafting of conditions, their content and triggers to be delegated to the Business Manager – Strategic Place:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.
2. The works hereby permitted shall be carried out accordance with the application form and approved plans.
3. Implementation of landscaping scheme in first planting season following completion of development.
4. Lodges (within definition of caravan) to be occupied for holiday purposes only and not as a main residence. A register of occupiers to be maintained.
5. Limit to number of lodges (within definition of caravan) and engineering works to those identified.
6. No loudspeakers or amplified music shall be played or installed other than within the units hereby approved.
7. CEMP to include pollution control measures, tree protection, controls on lighting and responsibilities for delivery.
8. LEMP to include long term management of new and retained habitats
9. Submission of a travel plan to accord with the Transport Statement
10. Lighting on the lodges to be motion activated on a short timer (max. 2 minutes)
11. Only outdoor lighting approved by the LPA to be installed on the site
12. Submission of detailed design of permanent surface water drainage management system
13. Submission of detailed design of surface water drainage management system which will serve the development site for the full period of its construction
14. Submission of details of the exceedance pathways and overland flow routes across the site in the event of rainfall in excess of the design standard of the proposed surface water drainage management system
15. Submission of schedule of external materials
16. Any areas of decking shall be constructed of materials that are recessive in colour and shall be dismantled and removed from the site on or before the removal of the lodge/ caravan to which they are associated.

## **3. DESCRIPTION**

### The site and proposal

- 3.01 The application relates to part of the existing Golf Club situated to the east of Tedburn St Mary, on the north side of the road from Fingle Glen to Five Mile Hill Cross. On the site there is an eighteen hole golf course, a club house, hotel accommodation above the club house, a driving range and 24 timber holiday lodges. 12 of these lodges are located to the west of the clubhouse and the

remaining 12 are to the east of the clubhouse and car park adjacent to the boundary with Pathfinder Village. The southern part of the application site is visible from the road. The ground levels on the site initially slope downwards in a northerly direction and then extend to a rolling land form further north.

- 3.02 To the east of the site there are dwelling houses and the Pathfinder village, which is a large park home site with facilities including a post office. There is a farm and three dwelling houses to the west of the site.
- 3.03 The site is outside any settlement limits and within the Area of Great Landscape Value. It is within flood zone 1.
- 3.04 The application is for the following;
- a) Adaption of the existing driving range building to provide enclosed space to accommodate four driving range simulators
  - b) Formation of a new golf course hole on part of land associated with the existing driving range
  - c) Siting of 25 log cabins on land currently used as the 1<sup>st</sup> hole of the golf course.
  - d) Extension of the external terrace of the club house
- 3.05 The proposed change to the existing driving range building which is an open sided covered building would provide enclosed space to accommodate four driving range simulators. A new entrance would be formed to the electronic driving range which would incorporate new glazed door with a canopy over. Existing sheds adjacent to the entrance would be timber clad to enhance their appearance. The northern side of the driving area which is currently open fronted would be enclosed with timber clad walls and glazed doors. The new doors would lead out onto an extension of the outside terrace which would connect the new driving range with the existing club house terrace. The change to the driving range would enable approx. 250m of tall safety fencing to be removed as the land currently used as part of the driving range would be used to form a new 18<sup>th</sup> hole for the golf course. In addition the high power sodium flood lights would be removed. Minimal regrading of the land is proposed to form new bunkers on the 18<sup>th</sup> hole. Two new ponds would be formed to provide a water features on the 18<sup>th</sup> hole.
- 3.06 The twenty five new holiday lodges with 25 car parking spaces would be sited on the eastern side of the site adjacent to 12 existing lodges. The proposed lodges would be laid out in an informal pattern based around a number of short spurs off the access road. There would be two different types of cabin which would have be finished with timber walls and a shallow pitched roof over. Nine three bedroom cabins and 16 two bedroom cabins are proposed. All of the cabins would have a small external verandah. An existing pond at the northern end of the cabin area which would be used as a swale as part of the proposed sustainable drainage system.
- 3.07 The proposed development includes improvements to the way in which the golf course operates. Currently the both the 1<sup>st</sup> and 18 holes do not relate well to the clubhouse. The alterations to the course would mean that the 18<sup>th</sup> hole would finish adjacent to the southern side of the club house and the 1<sup>st</sup> tee would be moved to the front (north) of the clubhouse.

- 3.08 New tree and shrub planting is proposed on the site to integrate the proposed development into the landscape.

#### Principle of the development/sustainability

- 3.09 As the site is located within the open countryside Teignbridge Local Plan 2013-33 Policy S22 (Countryside) is relevant. This requires development in the countryside to be strictly managed, and limited to uses which are necessary to meet the objective of providing attractive, accessible and biodiverse landscapes, sustainable settlements and a resilient rural economy. The Policy supports leisure and tourist uses in the countryside subject to taking account of (a) the distinctive characteristics and qualities of the Landscape Character Area, (b) the integrity of green infrastructure and biodiversity networks and (c) the impact on overall travel patterns arising from the development. Therefore in principle Policy S22 is supportive of the proposed development subject to compliance with relevant policies in the plan that may apply limitations to the proposed use.
- 3.10 Policy EC11 (Tourist Accommodation) supports provision of additional tourist accommodation where it expands or improves existing tourist accommodation locations and supports the expansion or improvement of an existing tourist attraction. Policy EC3 (Rural Employment) supports extensions or expansions of an existing business subject to complying with a number of criteria. Policy S12 (Tourism) promotes a growing sustainable tourism sector through supporting enhancement of existing tourist accommodation. The principle of the proposed improvements to the golf club would be consistent with these three policies.
- 3.11 Para. 83 in the NPPF advises that to support a prosperous rural economy planning decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside.
- 3.12 In summary, the Teignbridge Local Plan 2013-33 recognises the significant role of tourism in the local economy and is therefore supportive of appropriate and sustainable growth in tourism and the resulting local economy. Similarly the NPPF also supports the principle of rural tourism and leisure developments. It is concluded that the proposed improvements to the golf course and provision of additional self-contained accommodation would in principle be consistent with both the Teignbridge Local Plan and NPPF subject to compliance with other relevant policies in the plan.

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

- 3.13 The application site is within an Area of Great Landscape Value (AGLV). In the Teignbridge Local Plan 2013-33 Policy EN2A (Landscape Protection and Enhancement) requires development to be sympathetic to and help conserve and enhance the natural character of Teignbridge. In the policy it advises that development proposals should conserve and enhance the qualities, character and distinctiveness of the locality and maintain landscape quality, and minimise adverse visual impacts through high quality building and landscape design.
- 3.14 In the Teignbridge Landscape Character Assessment 2014, the site is within the Yeo Uplands and Slopes Landscape Character Area, and identified to as being within Landscape character type 5A 'Inland elevated undulating land'.

- 3.15 The Yeo Uplands and Slopes Landscape Character Area is described as a rolling upland landscape with spectacular and extensive views across surrounding landscapes. It is recognised that the sense of tranquility and remoteness is strong though locally reduced close to the A30. Overall it is concluded that it has high landscape character sensitivity. One of the identified current and landscape pressures is “potential new leisure and recreation developments (associated with the A30 road corridor) which would affect the predominantly rural character of this landscape and overall strong sense of tranquility”. The recommendations include ‘conserve and enhance the predominantly rural character and overall strong sense of tranquility through sensitive siting of new built development and enhancement of hedgerows and woodlands’.
- 3.16 When considering the impact of the proposed development on the character of the area it is relevant to consider that the site comprises an existing golf club with a number of holiday lodges. The appearance of the site is materially different to surrounding agricultural land in terms of the well maintained appearance of the golf course which includes actively managed areas of tree and shrub planting and the presence of the club house building, car park, sections of tall nettings and two groups of holiday lodges. It is also relevant to consider that Pathfinder village is adjacent to the eastern boundary of the site which comprises a developed area in residential use. Given the developed nature of the site and the character of surrounding area it is considered that that the site has the ability to assimilate the proposed scale of development without causing harm to the landscape character of the area. By siting the proposed lodges close to existing buildings the visual impact of the development would be minimised.
- 3.17 The alterations to the driving range would only be visible from privately owned land to the north and would have limited impact in terms of effect on landscape as it would comprise enclosing an existing building with timber walls. The use of timber would be sensitive to the landscape setting of the building and would minimise visual impact in views towards the building. The alterations to the driving range would be a positive enhancement to the site as the existing high netted fence and floodlights would be removed. It is possible that some fencing may be needed to protect existing lodges from golf balls. Clarification on this point has been requested from the agent. The proposed extension to the terrace would be at a low level and therefore would have no impact on the visual amenity of the area.
- 3.18 The part of the application that has the potential to have the greatest visual impact is the twenty five new holiday lodges. The proposal includes areas of new tree and shrub planting particularly at the entrance to the site to soften their visual impact, and to assimilate the development into the landscape dominated setting. The proposed planting would be a mix of native species which is appropriate within an AGLV. Currently the site is open to views from the road. A substantial area of tree planting on the southern boundary of the site and a new native hedge adjacent to the site entrance is proposed. This considerable area of new landscaping would provide a good screen to the site and would enhance the appearance when viewed from the road. Three belts of shrub planting are proposed between the lodges which would break up their visual impact and soften the views of the lodges when seen from the sloping ground to the north (which is private land with no public views).
- 3.19 The design of the proposed lodges is similar to the existing lodges on the site, and would be finished in timber on the walls. This combined with the low pitch of the

roof that would be finished with bitumen shingles would minimise their visual impact and would be sympathetic to the setting.

- 3.20 The provision of 25 additional lodges with associated parking spaces would inevitably have an impact on the character of the site by reason of the scale of development. They would be situated adjacent to a linear group of 12 lodges resulting in a larger area of the site being in holiday use. By reason of the location adjacent to the existing lodges and Pathfinder Village and close to the club house and car park this is considered to be the least intrusive part of the site for development.
- 3.21 Three appeals were determined for three separate applications for developments of respectively 12, 6 and 4 holiday lodges on the site by Inspector's letter dated 1<sup>st</sup> December 2010. Two of the appeals were dismissed because the proposed lodges would have been sited to the north of the Lilly Brook where the golf course is more open and undeveloped. In addition the ground levels in this area were in part elevated which would make the development more conspicuous. The Inspector concluded that development on these areas of the site would unacceptably detract from the character and appearance of the countryside and the AGLV. The third appeal was to the south of the Lilly Brook on an area that overlaps with the current application. In this appeal the Inspector concluded the proposed lodges would not appear unduly detached from the club house building and they would not be unduly conspicuous in views from within the course or outside the course. Consequently the appeal was allowed.
- 3.22 When considering the two dismissed appeals the Inspector noted the proposed layout of lodges arranged around a cul-de-sac as being typical of a more suburban area. In the current application the proposed layout of lodges is more informal and less road dominated than those considered at appeal. The submitted block plan shows that the proposed layout would have some similarity to the layout of buildings in the nearby Pathfinder Village. Although a layout of buildings around a cul de sac is not a typical rural layout, the way in which the lodges are laid out in low density informal clusters rather than a regimented linear layout would allow new landscaping to be integrated into the layout. The informal layout would be a softer and more appropriate approach than a regimented linear layout commonly found in holiday parks. By being low density and allowing integration planted belts it would respect the strong landscape setting of the site in the AGLV and would be appropriate for this location.
- 3.23 The proposal also includes provision of bollard lighting throughout the area of the new lodges. The bollards would be constructed from wood, which would be an appropriate material in this location. They would be 1 metre high, with downward directional light. In addition a wall light would be provided on each lodge. The proposed luminaires would have upward light ratios of 0%, and would be 3000K warm white LED light sources and light spill that would not exceed 5.5m from the light source. This would ensure that there would be no light spill on to surrounding habitats. The introduction of lighting would inevitably have some impact on this part of the site at night time. As the site is close to Pathfinder Village and the clubhouse there is currently illumination on both sides of the proposed lodges. In distance views of the site the proposed development would be seen against the background of these adjoining uses and it is considered that the additional low level illumination would not have a significant or harmful effect on the landscape character of this part of the site. It is also noted that the much higher flood lights on

the driving range are proposed to be removed, which would be a notable benefit to reduce the intrusion of illumination from the site.

- 3.24 Both the Council's Landscape officer and Arboricultural officer have advised that they have no objection to the proposals. It is concluded that for the reasons set out above the proposal would not materially detract from the character and appearance of the countryside and the AGLV and would therefore accord with Policy EN2A of the Teignbridge Local Plan 2013-33.

#### Impact on residential amenity of surrounding properties

- 3.25 The proposed holiday lodges would be sited over 30 metres away from existing properties in Pathfinder Village and adjacent to the eastern boundary of the site. The majority of the lodges would have a greater separation distance than 30 metres. Apart from the southern end of the lodge development, the new lodges would be located on the western side of the 12 existing lodges, which effectively provide a buffer between the proposed lodges and nearby residential properties. Due to the distance between the proposed lodges and existing residential properties, and the scale and form of the development there would be no adverse impact on residential amenity in terms of overlooking or overbearing relationship.
- 3.26 A number of representations have been received that refer to noise and disturbance from occupants of the lodges in terms of late night noise, movement of vehicles on gravel paths and use of hot tubs which are provided for some of the existing lodges.
- 3.27 No consultation response has been received from the Environmental Health Officer. In the absence of this, it is considered that by reason of the distance between the lodges and the existing properties it would be difficult to substantiate refusing the application on the grounds of noise nuisance. The nearby properties are within a residential area where there is already noise and activity including vehicle movements. Properties near the southern boundary also experience noise from vehicular movements on the road. There is therefore an expectation in the area that some noise and disturbance already occurs. The use of the lodges for holiday purposes would generate a similar domestic activity. The main concern appears to be the behaviour of the occupants, rather than the every day occupation of the lodges.
- 3.28 One possible way of addressing noise from the holiday lodges is for a code of occupation on the site to be provided in each lodge which includes a time after which noise on the site should be kept to a minimum and confirmation from the site owner that they will work to ensure this is adhered to. Whilst this would be a voluntary arrangement and not enforceable through the planning system it could be a positive initiative to prevent undue noise and disturbance. In this case it would be inappropriate to address noise nuisance through the planning system as statutory noise nuisance powers under the Environmental Protection Act 1990 exist to protect residential amenity, and this would be the appropriate legislation to use to address any complaints.
- 3.29 Local residents have also made reference to disturbance from events held in the club house. The proposed extension to the club house terrace would result in a larger area of outdoor space associated with the club house. It is noted that the new terrace area would be on the south and western side of the existing terrace. Given that the club house and southern terrace already exists it is considered

difficult to argue that the extension to the terrace would result in such an increase in noise nuisance that would harm the amenity of nearby occupants. The new terrace would be screened from residents to the south west by the driving range building. It would be largely screened from residents in Pathfinder Village by the existing two storey club house building and would be in excess of 150m from the nearest properties.

- 3.30 Policy S1 (Sustainable Development Criteria) requires new development proposals to perform well against (d) health, safety and environmental effects of noise, smell, dust, light, vibration, fumes of other forms of pollution or nuisance arising from the proposed development. For the reasons set out above it is considered that the proposal accords with this Policy.

#### Impact on ecology/biodiversity

- 3.31 In support of the application an Ecological Impact Assessment (ECIA) has been submitted. This report states that the site has limited opportunities for protected and notable species. The report concludes that no effects on designated sites are predicted. It acknowledges that there would be loss / modification of amenity grassland, bare ground, introduced shrub and marginal vegetation habitat within the footprint of the development. However this loss would be mitigated by new habitat creation. New planting would comprise native trees and approx. 50 metres of species-rich native hedgerow. This will provide foraging and commuting habitat for a wide range of species. In addition, screens comprising native shrubs will create a visual buffer between groups of holiday cabins. Wildflower grass and marginal plant seeding around the pond margins and seasonally wet swale will enhance these habitats for a range of species.
- 3.32 Removal of the existing floodlights on the driving range would be a minor long-term positive effect. With the provision of suitable mitigation, it is considered in the ECIA that all other residual effects would be neutral and not significant. Lighting has been designed to minimise impacts on bats and to ensure that there would be no light spill on to surrounding habitats. Overall, it is suggested in the submission that the development would provide biodiversity gain and avoid significant harm.
- 3.33 It is advised in the ECIA that ecological mitigation measures during construction, including pollution control measures, tree protection and controls on lighting, would be specified in a Construction Environmental Management Plan (CEMP), which would also detail responsibilities for delivery. Long-term management of new and retained habitats would be specified in a landscape management plan, to be implemented by the golf course. These documents, and any detailed lighting and landscape proposals, should be secured by planning condition.
- 3.34 The relevant policies in the Teignbridge Local Plan 2013-33 are EN8 (Biodiversity Protection and Enhancement), EN9 Important Habitat Features, EN10 European Wildlife Sites, EN11 Legally Protected and Priority Species and EN12 Woodland, Trees and Hedgerows. These policies seek to ensure that biodiversity is protected and enhanced. Para. 170 of the NPPF requires planning decisions to contribute to enhance the natural and local environment by (d) minimising impacts on and providing net gains for biodiversity.
- 3.35 The Council's Biodiversity Officer has advised that she has no objection to the application and welcomes the removal of the driving range floodlights, the additional

planting and ponds. Subject to securing implementation of the proposed planting and securing protection of existing landscape features during construction by condition it is considered that the proposed development would accord with the above referenced policies in the Teignbridge Local Plan.

#### Land drainage/flood risk

- 3.36 A flood risk assessment was submitted in support of the application. The site is located within flood zone 1 which has the lowest category of flood risk.
- 3.37 The proposed surface water management plan seeks to provide surface water attenuation and long-term storage through the use of Sustainable Drainage Systems (SuDS) to ensure downstream flood risks are not increased, whilst also promoting biodiversity, ecology and water quality enhancement. The surface water drainage strategy for the scheme will comprise a network of private underground pipework, attenuation ponds, conveyance swales, hydraulic swales and overland exceedance measures. The drainage strategy accounts for runoff in up to the 100 year return period and safeguards against the upper end allowances for climate change (40%). All access and parking bays will be formed of loose gravel. It is proposed to connect foul drainage to the SWW public sewer.
- 3.38 The SWW consultation response confirms that foul drainage capacity has been assessed and is available to support the proposal. DCC as Lead Local Flood Authority (LLFA) initially requested submission of additional information relating to surface water drainage, specifically carrying out infiltration tests to demonstrate whether infiltration is a viable means of surface water drainage management. Following submission of additional information the LLFA has confirmed that they have no objection to the application subject to imposition of conditions to include submission of detailed design of the surface water drainage management system.
- 3.39 Policy EN4 (Flood Risk) in the Teignbridge Local Plan requires consideration of development proposals to have regard to ( e) adequacy of drainage, disposal arrangements, sewerage and sewage treatment facilities, (f) the need for surface water systems separate from foul drainage systems and (g) the use of sustainable drainage systems where ground conditions are appropriate. The application as submitted accords with this policy subject to the conditions recommended by the LLFA.

#### Highway safety

- 3.40 A Transport Assessment has been submitted in support of the application, which includes a framework travel plan that sets out the strategy to promote sustainable transport choices for journeys to/from the development.
- 3.41 It notes that the Golf Club has a number of facilities on site that guests may take advantage of, including a restaurant and bar area, and beauty / therapy treatment area. Pathfinder Village, adjacent to the golf club, has a number of local facilities which include a post office, general store, surgery, church, social hall and bus stops.
- 3.42 Access to the golf club site would not be changed. Access to the lodges would be taken from existing internal roads in the site. One parking space per lodge would be provided, clustered in a courtyard of up to six parking spaces which the lodges

will sit around. Turning space for vehicles would be provided within each parking cluster. The main car park would remain as existing with no additional car parking proposed. The redevelopment of the driving range is not expected to result in additional trips to the site which would require additional parking space to be created.

- 3.43 The proposed development is anticipated to generate up to between 33 and 99 movements per day during an average week for the holiday lodges. This equates to up to one trip every 3-4 minutes during the busiest peak hours of traffic generation, which would not be considered to have a severe impact on the local highway network, and is expected to be well within the day to day variation on Five Mile Hill and the A30(T) Fingle Glen junction. The redesign of the driving range to convert it from a 'traditional' open driving range to a more modern simulator driving range would be unlikely to result in an increase in trips to the site.
- 3.44 The NPPF highlights that a key tool to achieve its stated objectives on sustainable transport will be a Travel Plan, and the Framework requires that all developments which generate significant amounts of traffic should be requested to provide a Travel Plan. Whilst the proposed development is not expected to generate a significant amount of traffic, in line with best practice the Transport Statement sets out a proposed framework for a Travel Plan. This provides a strategy for the introduction of a package of measures aimed at managing multi-modal access to the proposed development. Submission of a travel plan based on the measures set out in the Transport Statement can be addressed by means of a condition.
- 3.45 The DCC Highways officer has advised that the site is accessed off a C Classified County Route which is restricted to 30 MPH. There are no personal injury collisions which have been reported to the police in this area between 01/01/2014 and 31/12/2018. The submitted Transport Assessment shows the number of trips which this proposal could generate which would not make a severe impact on the highway network. The access off the C50 has the suitable visibility splays for the speed limit in this area. It is concluded that the Highway Authority has no objections to this proposal.
- 3.46 Policy S9 in the Teignbridge Local Plan 2013-33 sets out the sustainable transport strategy for Teignbridge. The Plan does not specify parking requirements for new developments. Section D of Policy S9 states that new developments should provide "appropriate parking for bicycles, cars and other vehicles". Opportunities to promote sustainable transport modes is also supported in para. 32 of the NPPF. The submitted application includes new car parking provision but there is no information about provision of cycle parking. Further detail on this has been requested from the agent.
- 3.47 Subject to the receipt of satisfactory information relating to provision of cycle parking it is considered that the proposal accords with Policy S9 in the Teignbridge Local Plan.

### Carbon Reduction

- 3.48 The applicant has provided the following information on the sustainable features of the proposed development;

- (a) The proposed new self-contained lodges and conversion of the driving range will be designed to meet the conservation of fuel and power requirements of the Building Regulations.
  - (b) The proposals include for the removal of the existing roof mounted high power flood lights to the driving range that will reduce associated power consumption and also the associated potential for light pollution within the immediate surroundings.
  - (c) The surface water and foul drainage strategies have been developed to include attenuation basins and swales proposed to deal with surface water
- 3.49 It is noted that points (a) and (c) identify compliance with existing regulations. Policy EN3 (Carbon Reduction Plans) in the Teignbridge Local Plan 2013-33 promotes taking a proactive approach to incorporating carbon reduction measures into the development. There are opportunities in this development such as provision of shared car charging points, specifying appliances with high energy efficiency to be provided in the lodges. Other measures discussed in this report such as provision of a travel plan and provision of cycle parking would contribute to improving the sustainability of the development.
- 3.50 The agent has been requested to provide further information on how the proposed development will contribute to carbon reduction and this information will be included in the update sheet.
- 3.51 The development of UK based holiday accommodation has the potential to reduce the amount of air travel undertaken for leisure trips.

### Summary and conclusion

- 3.52 In conclusion, the proposed development would provide improvements to the operation of an existing business through changes to the golf course layout and through upgrading the driving range to an electronic system. The expansion of the holiday accommodation on the site would provide diversification which would further support the business. Policies S22, EC3, and EC11 in the Teignbridge Local Plan 2013-33 support investment in existing tourist accommodation locations and businesses outside settlement limits. In addition the proposal would accord with para. 83 of the NPPF which supports the sustainable growth and expansion of all types of businesses in rural areas through well designed new buildings.
- 3.53 The application site is within the AGLV. The proposal incorporates provision of new landscaped areas to mitigate the impact of the development into the landscape dominated site. There are gains from the development in the form of removal of the high netted fence around the driving range and the sodium flood lights. The proposed new lodges would be sited on the least sensitive part of the site in terms of landscape impact and it is concluded that the proposal would not harm the landscape character of the area.
- 3.54 Local concern has been raised about potential noise and disturbance. By reason of the distance between the proposed development and nearby properties it is considered that the relationship would be acceptable and the proposal would not result in level of harm to residential amenity that would justify refusing the application. The proposal is therefore considered acceptable in this location subject to imposition of relevant planning conditions.

#### **4. POLICY DOCUMENTS**

Teignbridge Local Plan 2013-2033  
S1A Presumption in favour of Sustainable Development  
S1 Sustainable Development Criteria  
S2 Quality Development  
S12 Tourism  
S22 Countryside  
EC3 Rural Employment  
EC11 Tourist Accommodation  
EC12 Tourist Attractions  
EN2A Landscape Protection and Enhancement  
EN3 Carbon Reduction Plans  
EN4 Flood Risk  
EN8 Biodiversity Protection and Enhancement  
EN9 Important Habitats and Features  
EN10 European Wildlife Sites  
EN11 Legally Protected and Priority Species  
EN12 Woodlands, Trees and Hedgerows

Devon Waste Plan (for all major applications)

National Planning Policy Framework

National Planning Practice Guidance

#### **5. CONSULTEES**

##### South West Water

South West Water has no objection and would confirm in light of local concerns that foul drainage capacity has been assessed and is available to support the proposal.

##### Police Architectural Officer

No objection. Comments made on security provisions for windows and doors, provision of an alarm and on CCTV.

##### Devon County Council Lead Local Flood Authority Response

Original objection is withdrawn, no in principle objections subject to imposition of pre commencement conditions relating to;

- Detailed design of permanent surface water drainage management
- Detailed design of permanent surface water drainage management for the full period of its construction
- Submission of details of the exceedance pathways and overland flow routes across the site in the event of rainfall in excess of the design standard of the proposed surface water drainage management system

### Devon County Council Highways

The application has included a Transport Assessment which shows the number of trips which this proposal could generate which would not make a severe impact on the highway network.

The access off the C50 has the suitable visibility splays for the speed limit in this area.

Therefore the Highway Authority has no objections to this proposal.

### TDC Senior Arboricultural Officer

There are no arboricultural objections to the application as no significant trees within or adjacent to the proposal will be adversely affected.

### TDC Landscape Officer

No objections. The lighting proposals show bollard lights positioned beside the pathways and bulkhead lights fixed to the cabins, both with downward facing lamp fitting. It is also proposed to remove the existing floodlighting.

I am of the opinion that this will be produce an attractive outcome, result in less light spill and consequently benefit tranquillity. It would be of further benefit if the light colour could be less than 3000K.

### TDC Biodiversity Officer

I have no objection to the proposals. I welcome the removal of the driving range floodlights, the additional planting and proposed ponds.

## **6. REPRESENTATIONS**

13 letters of objection and one comment have been received. The following issues are raised;

- Concerned about noise pollution. Frequently experience noise until 3am and 4am.
- Noise comes from guests staying in the lodges and the band or discos in the clubhouse
- Security
- Water/sewerage issues
- Loss of privacy
- Application is adjacent to a retirement village with nearly 300 homes
- Road layout will mean congestion of vehicle movements in and out of the area, threatening potential accidents/collision events
- Relocate proposed lodges to the other side of the course
- Development could become permanent and change the golf course/hotel complex into a holiday park
- Only one parking space per cabin
- Noise disturbance from gravel road
- Extra demands on an already fluctuating water supply
- Potential for golf club holiday complex to be changed to a holiday park and then to a housing estate

## **7. TOWN / PARISH COUNCIL'S COMMENTS**

Whitestone Parish Council- oppose this application.

- It was confirmed that this Parish oppose the application with the reservation that this is in an area of great landscape value which is totally in opposition to the Teignbridge District Council Policy.

## **8. COMMUNITY INFRASTRUCTURE LEVY**

The proposed log cabins are classified as mobile homes and fall within the statutory definition of a caravan as defined in Section 13 of the Caravan Sites Act 1968. The stationing of the log cabins is a change of use and not Operations Development constituting additional floor space. Therefore, 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.

## **10. HUMAN RIGHTS ACT**

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

**Business Manager – Strategic Place**