PLANNING COMMITTEE

TEIGNBRIDGE DISTRICT COUNCIL
CHAIRMAN: Cllr M Haines

DATE:	**21 January, 2020**
REPORT OF:	**Site Inspection Team – Councillors Haines (Chairman), Bradford, Clarence, J Hook, Keeling, Kerswell, Nutley, and H Cox (Substitute)**
DATE OF SITE INSPECTION:	**3 January, 2020**
Application	**IPPLEPEN- 19/00672/FUL and 19/00976/LBC- Great Ambrook**

Also present: Cllr Dewhirst and two Parish Council representatives
Apologies: Cllr Goodman-Bradbury

Purpose of Site Inspection:
To assess the impact of the proposal on the overall site and the landscape.

Prior to the Site Inspection, an email was sent to all Councillors by the applicant. This suggested that the site has access rights to both entrances, and could be used as one entrance and one exit specifically.

The Site Inspection Team initially viewed the site from the area of the listed wall and proposed holiday accommodation.

The Planning Officer reported: on the illustrative plans for this part of the site and the layout of the accommodation. It was noted that one elevation of the proposed dwelling would be attached to the listed wall, and all trees in the walled section of the garden would be removed. On approach to the site, the narrow width of the private lane to the site was noted.

The Site Inspection team then viewed the rest of the site, including the surrounding gardens, the walls that encompass the property, and the sunken quarry.

The Planning Officer reported on the access points to the site, the condition of the roads, the Listed Building Consent application for the site, the existing walls surrounding the garden, details of the heritage lottery application by the applicants, the courtyard and paths in the garden, the addition of new gates for the walled garden, and the Section 106 Agreement details requiring funds from the income generated by the use of the proposed dwelling as a holiday let to maintain and refurbish the listed garden.

The Site Inspection Team were in disagreement over whether the application was acceptable or not. The Site Inspection Team asked whether a Business Plan and details of the Section 106 agreement could be presented at the next committee meeting.

Cllr M Haines
Chairman