

SITE INSPECTION REPORT FOR PLANNING COMMITTEE 19 December 2017

CHAIRMAN: Cllr Dennis Smith



REPORT OF:	Site Inspection Team – Councillors Smith (Chairman), Kerswell (Vice Chairman), Clarence, Fusco, Pilkington, and Mayne
DATE OF SITE INSPECTION:	30 NOVEMBER 2017
APPLICATION:	DAWLISH – 17/01944/FUL Tucks Plot - 12 hole safari-themed adventure golf course with accompanying golf/refreshment kiosk
WARD MEMBERS	Cllrs Hockin and Mayne

Councillor Fusco declared an Appendix A, paragraph 14 interest in his capacity as a Member of Teignmouth Town Council, by virtue of a close relation of the Applicant being a Teignmouth Town Councillor. He did not give his opinion on the application.

Also present: The Portfolio Holder for Planning and Housing.

Purpose of Site Inspection: To assess the relationship between the site and neighbouring properties and surrounding area, and in particular to assess the footprint of the kiosk.

The Planning Officer referred to the tapped area which was the location and footprint of the kiosk. Revised plans have reduced the number of outside tables to six with 24 covers, and clearly identified the cycle route. The concerns of the boundary fence had been addressed. The course would have 12 holes, the existing course had 14. The safari animals would be a metre in height and additional landscaping was proposed.

Note: Since the site inspection the heights of animals have been confirmed as varying in height between 1m and 3m as shown on Elevation A and Section B of the Proposed Elevations drawing.

Members considered the application acceptable subject to conditions set out in the appended report as follows:

Permission be granted subject to the following conditions:

1. Standard 3 year time limit for implementation
2. Development to proceed in accordance with the approved plans
3. Sample of kiosk materials to be submitted and agreed prior to installation
4. Landscaping scheme including details of species for green roof to be provided prior to the safari golf themed adventure golf course being brought into use and to be planted in the first available planting season following approval of the details
5. Foul drainage from the development (and no other drainage) shall be connected to the public foul or combined sewer
6. No retail sales other than the sale of refreshments ancillary to the use of the site as a miniature golf course and merchandise connected to the use of the site as a miniature golf course.