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11 January 2021

PLANNING COMMITTEE

A meeting of the **Planning Committee** will be held on **Tuesday, 19th January, 2021** at **10.00 am**. This will be a virtual meeting and you can observe the meeting [via our Youtube Page](#).

PHIL SHEARS
Managing Director

Membership:

Councillors Haines (Chair), Goodman-Bradbury (Vice-Chair), Bradford, Bullivant, Clarence, Colclough, H Cox, Hayes, J Hook, Jeffery, Jenks, Kerswell, MacGregor, Nuttall, Nutley, Patch and Parker

Please Note: The meeting will be live streamed with the exception where there are confidential or exempt items, which may need to be considered in the absence of the media and public.

A G E N D A

5. **Planning applications for consideration - to consider applications for planning permission as set out below.** (Pages 3 - 6)

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Planning Committee – Tuesday 19th January 2021

Late representations/updates

Item No.	Description
1	<p>NEWTON ABBOT - 20/02097/HOU - 27 Powderham Road, Newton Abbot - First floor balcony to rear of the property, change existing window to French style door</p> <p>No Updates received</p>
2	<p>NEWTON ABBOT - 20/01853/VAR - Hand Car Wash , 128 Ashburton Road - Variation of condition 2 on planning permission 11/02274/FUL (Change of use from car showroom and display with ancillary offices and accommodation to car showroom and display with ancillary offices and accommodation and hand car wash facility) to change opening hours to Monday - Saturday 8am - 6pm and Sunday 9am - 5pm</p> <p>One additional letter of support has been received.</p>
3	<p>TEIGNMOUTH - 20/01107/FUL - Land Adjacent 6 Mulberry Street, Teignmouth - Construction of two dwellings</p> <p>Following publication of the report, a number of inconsistencies have been identified as a result of this proposal being an amended scheme for the site. The application drawings and scheme recommended to be approved are not affected by this. Please note the following corrections:</p> <ul style="list-style-type: none"> • Para 3.2. The proposal does not include a room in the roof. • Para 3.10. There are no balconies with this proposal. • Para 3.18. The glazing for the south elevation is a traditional window configuration and again there are no Juliette balconies. <p>Members are reminded that CIL will be finally calculated prior to a liability notice being issued.</p>
4	<p>DAWLISH - 18/01178/MAJ - Golden Sands And Peppermint Park, Warren Road - Use of land for the stationing of static holiday caravans, re-positioning of play equipment and associated works</p> <p>A question has been raised regarding newly installed 'pods' at the Holiday Park; it is understood that these pods are often referred to as 'timber tents' and have been considered to fall within the scope of camping units. These 'camping pods' are not located within the area currently proposed for the siting of static caravans but are located on the land adjacent to the application site and within the area that received planning permission under reference 14/00874/FUL for touring caravans. Whether the pods would require any further permission than that already granted for the site would fall beyond the consideration of the current application.</p>

Two further objections have been received, which raise the following summarised points:

- The existing caravans on the holiday park are already being used for residential properties all year round and many were occupied during the recent lockdown when holiday homes and second homes should not have been used and camp sites were told to close.
- Use as permanent homes puts pressure on local services and the Council will lose out on Council Tax.
- Wet weather at the end of last year caused gravelled parking pitches to caravans located at the bottom of the hill of the proposed development to be submerged under water and grass areas were saturated.
- Has an artist's impression been put forward as it will be on a hill; will there be ground works, will this dig up badger setts, will trees be planted to screen the eyesore.
- When will this stop, will the land next door be next for development. About 12 years ago it was mostly camping and touring caravans and wildlife could reclaim the area back when tourists went home in winter. Now it is all year.
- Very close to the bird sanctuary; not so long ago the Council wanted people to stay away from Dawlish Warren to protect the wildlife. Where will people walk their dogs?
- The car park is not big enough for the number of people.
- The number of people visiting is having a huge impact on the residents and social distancing is almost impossible during the current covid-19 situation.
- Is the mere £33,600 for the negative impact on the Exe Estuary enough considering the huge impact on Dawlish Warren residents and wildlife?

The comments within the additional representations received have largely already been addressed within the Committee Report including the principle of the proposed development, drainage matters and the impact on wildlife including the Exe Estuary SPA and Ramsar site and Dawlish Warren SAC. The layout shows car parking space to be provided for each static caravan and a condition is proposed for the details of the hardstanding, including parking, to be approved prior to its construction. The application has been accompanied by a Landscape and Visual Impact Assessment and sections showing the proposed levels across the site; an artist's impression of the site is not a requirement for the application.

The use of caravan sites during the current covid-19 pandemic and the relaxation of occupancy conditions has already been addressed within the Committee Report, which sets out the government guidance regarding this issue. With regards to the current application, a condition is proposed restricting the use of the caravans to 50 months per annum and also restricting occupancy to holiday use only.

	The Officer recommendation remains as set out in the Committee Report.
5	<p>DAWLISH - 20/00805/FUL - Site Of Shell Cove House , 19 Old Teignmouth Road - Formation of six dwellings, garages and associated works</p> <p>Two additional section drawings have been submitted together with an additional CGI image.</p> <p>15/01/2021 - 4 additional comments have been raised reiterating concerns in respect of:</p> <ul style="list-style-type: none"> • Neighbour amenity • Cliff stability • Potential inaccuracies on drawing number 1180 PL-014 <p>The officer has requested for the agent to confirm if Bradenton House and Papillon are shown on drawing number 1180 PL-014 in line with any surveys that may have been undertaken.</p>
6	<p>The District of Teignbridge (17A South Road 2) Tree Preservation Order 2020 E2/01/154</p> <p>No update received</p>

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