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14 March 2022

PLANNING COMMITTEE

A meeting of the **Planning Committee** will be held on **Tuesday, 22nd March, 2022** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**

PHIL SHEARS
Managing Director

Membership:

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

Please Note: The public can view the live streaming of the meeting at [Teignbridge District Council Webcasting \(public-i.tv\)](#) with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

A G E N D A

Part I

- 7. Planning applications for consideration - to consider applications for planning permission as set out below.** (Pages 3 - 4)

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Planning Committee – Tuesday 22 March 2022

Late representations/updates

Item No.	Description
7.a	<p>21/02547/HOU - 34 St Marys Road Teignmouth Retention of extension to approved front balcony</p> <p>A site visit took place on the morning of Friday 18th March. The site visit was attended by the Case Officer and two members of Committee.</p>

Item No.	Description
7.b	<p>21/02624/HOU - 18 Fluder Hill Kingskerswell First floor extension above and alterations to existing car port. Loft conversion to include dormer window to north west elevation, addition of cladding and rooflights No updates received</p>

Item No.	Description
7.c	<p>21/02720/HOU - Ranworth Thornley Drive Alterations to annexe roof including first floor storage area</p> <p>An additional plan has been submitted by the agent which provides further detail on the arrangement of the rooflights (plan reference 21/26/05 B received on 11th March 2022). The additional detail shows that the base of the glazing itself will fall at 1.6m above floor level whereas the base of the break in the roof to accommodate the entire window structure will fall at 1.2m above floor level. This does not change the scheme itself nor the content of the Officer's Report nor the recommendation to Committee.</p>

Item No.	Description
7.d	<p>20/00981/FUL - Riseley Nurseries Bickington Revised Description: Erection of 8 dwellings to include four affordable housing units</p> <p><u>Reason for refusal 3 (surface water details).</u></p> <p>The applicant has provided the following response (in summary):</p> <p><i>We will undertake a suds test on site and the percolation in the areas required. If the tests don't meet the regulations and are found not to be workable then we would recommend additional drainage pipes laid at the same time as the pipes for the septic tank overflowing discharge in to the adjacent field opposite the site and that would drain away naturally in to the field without causing any further problems.</i></p>

TDC Drainage Manager has been consulted and any further response received will be updated to Members verbally.

Reason for refusal 4 (refuse/waste storage)

Revised Block Plan has been received showing a bin collection point area (drawing ref: 2142-1000-15) including a Waste Management Plan.



TDC Waste has been consulted on the revised details and has advised that subject to conditions requiring the development to be carried out in accordance with these details prior to first occupation of any part of the development and thereafter managed in accordance with the Waste Management Plan, it has no objections.

While Officers are of the view that a refuse storage area at the site's entrance is not the most desirable location, having regard to how frequently it would be used and the Waste Management Plan, it is considered this would be acceptable subject to details of its design, materials and landscaping as well as those conditions requested by the TDC Waste Officer.

Reason for refusal 4 set out in the Planning Committee Agenda is therefore withdrawn.

~~4. The proposed development has failed to incorporate bin collection points into the design and layout of the development and therefore is contrary to policies S1 (Sustainable Development Criteria) and S2 (Quality Development) of the Teignbridge Local Plan 2013-2033 (6th May 2014) and the National Planning Policy Framework~~