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19 April 2022

PLANNING COMMITTEE

A meeting of the **Planning Committee** will be held on **Wednesday, 27th April, 2022** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**

PHIL SHEARS
Managing Director

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.

AGENDA

Part I

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

If you would like this information in another format, please telephone 01626 361101 or e-mail info@teignbridge.gov.uk

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Planning Committee – Tuesday 27 April 2022

Late representations/updates

Item No.	Description
7.a	<p>21/02720/HOU - Ranworth Thornley Drive Alterations to annexe roof including first floor storage area</p> <p>Two further representations have been received raising the following summarised comments:</p> <ul style="list-style-type: none"> - Overdevelopment of the site, annexe roof will be too high - Loss of view (please note that loss of a view is not a valid planning reason to object to, or refuse, a planning application) - Adverse impact on outlook and the street scene - Comment on different coloured roof ridge tiles - Had this annex development been proposed as part of the last application it may not have been acceptable - Comments on the content of the presentation to Committee by the Case Officer, including reference to changes to the design of the scheme and ceiling height of the new annex first floor room <p>The agent has submitted a new plan indicating the new ridge height of the annexe versus the existing ridge height.</p> <p>The agent has submitted a letter to the LPA raising the following summarised comments:</p> <ul style="list-style-type: none"> - For the avoidance of doubt the increase in the ridge height of the annexe roof is 1.5m - The applicant is not seeking to avoid CIL because the development is not CIL-liable because it is a private residential development <p>The Officers responsible for CIL have been consulted on this proposal and the LPA can confirm that the development will not be liable for any CIL payment to the LPA.</p>

Item No.	Description
7.b	<p>21/02423/FUL - Great Park Stoke Road Extension of camping/glamping site for the addition of five camping pitches and associated welfare building</p> <p>No updates received</p>

Item No.	Description
7.c	<p>19/00800/MAJ - Bakers Yard Forder Lane Outline - mixed use of site to include provision for Class E(g) uses and six residential flats/live-work units and nine dwellings (approval sought for access and layout)</p> <p>Two new objections received raising the following summarised comments:</p> <ul style="list-style-type: none"> - Concerns with impact on wildlife

	<ul style="list-style-type: none"> - Unsuitability of the junction to Forder Lane and potential for congestion onto Newton Road - Too many houses for no affordable housing provision
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Item No.	Description
7.d	<p>18/00438/ENF - Stoneybrook Stables, Torbryan, Newton Abbot</p> <p>Unauthorised use</p> <p>Received an update from the owner stating that they propose to appeal the Certificate of Lawfulness of the Existing use as they consider the caravan has been occupied for the last 12 years. As such any enforcement action should be put on hold to allow the appeal to be decided. However, to date there is no record of an appeal being submitted.</p>

Item No.	Description
7.e	<p>19/00264/ENF - Oakmoor Caravan Site, Bovey Tracey</p> <p>Non-compliance with approved plans</p> <p>Received an update on behalf of the owner. In this instance the owner wishes to submit a new application to relocate the mobile home and overcome the reasons for the planning refusal. It is considered the enforcement action should be put on hold whilst further discussions are carried out to avoid any unnecessary costs and time dealing with an appeal.</p> <p>It is also confirmed that any action will mean the occupiers of the mobile home will be made homeless and as such it is requested that if enforcement action is authorised a period of 12 months be given to provide sufficient time address the planning issues.</p>