

9 May 2022

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 17th May, 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, Kerwell, MacGregor, Nuttall, Nutley, Parker, Peart and J Petherick (Vice-Chair)

Substitutes: Councillors Austen, Daws, Dewhurst, Hocking, Jeffries, Phipps and Russell

Please Note: Filming is permitted during Committee meeting with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public. By entering the Council Chamber you are consenting to being filmed.

Public Access Statement

Information for the Public

Health and safety during the meeting. In the event the fire alarm sounds please evacuate the building calmly but quickly using the nearest exit available, do not stop to collect personal or other belongings and do not use the lift. Fire Wardens will assist you to safety and 'safety in case of fire instructions' are prominently displayed in the Council buildings and should be followed. Should an escape route be compromised the nearest alternative escape route should be used. Proceed quickly to the assembly point in the very far overflow car park. Please report to the person taking the roll-call at the assembly point if you have evacuated without being accounted for by a member of staff.

There is an opportunity for members of the public to speak on planning applications at this meeting. Full details are available online at www.teignbridge.gov.uk/planningcommittee.

Please email comsec@teignbridge.gov.uk or phone 01626 215112 to request to speak by **12 Noon** two working days before the meeting.

This agenda is available online at www.teignbridge.gov.uk/agendas five working days prior to the meeting. If you would like to receive an e-mail which contains a link to the website for all forthcoming meetings, please e-mail comsec@teignbridge.gov.uk

General information about Planning Committee, delegated decisions, dates of future committees, public participation in committees as well as links to agendas and minutes are available at www.teignbridge.gov.uk/planningcommittee

Any representations or information received after the preparation of the reports and by noon on the Friday before the planning committee will be included in the late updates sheet.

All documents relating to planning applications can be viewed online at www.teignbridge.gov.uk/planningonline. In the case of sensitive applications representations are not placed on the website All representations are read by the case officer and a summary of the planning matters raised is placed online instead.

A G E N D A

PART I

(Open to the Public)

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

Planning Committee – Tuesday 17 May 2022

Late representations/updates

Item No.	Description
6.a	22/00305/HOU - 9 Oak Hill Dawlish Single/two storey side/rear extension and car parking space to the front No updates received

Item No.	Description
6.b	<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 annexe 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 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. Whilst a householder extension of greater than 100sq.m. is liable for CIL, householders are able to apply for an exemption. The development will therefore not result in any CIL payment to the LPA.</p>

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

Item No.	Description
	19/00800/MAJ - Bakers Yard Forder Lane

6.d	<p>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>12 new representations have been received (2 comments and 10 objections) raising the following summarised comments:</p> <ul style="list-style-type: none"> - Concerns with impact on wildlife - Unsuitability of the junction to Forder Lane and potential for congestion onto Newton Road - Too many houses for no affordable housing provision - Inability to access the site using sustainable transport (walking, cycling, public transport) - Concerns with impact on surface water flooding of access road and the treatment of sewage from the site - The proposal will be a detriment to the village - Overlooking of the garden of Orchard Cottage from the south and west - Concerns with landscape impact of the scheme - The contaminated buildings on site need to be dealt with by a specialist contractor - The proposal is for a larger development area than that allocated in the Neighbourhood Plan <p>These matters have all been addressed in the Report.</p>
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Item No.	Description
6.e	<p>21/01825/FUL - Quarry Farm Stancott</p> <p>Retention and re-cladding of existing building for use as an agricultural store</p> <p>One further representation (in objection) has been received, raising the following comments:</p> <ul style="list-style-type: none"> - There is no proven need for the store as no agricultural activity takes place on the land - The applicant already owns 5 barns and therefore does not need further storage space - The applicant's true intention is to develop this area as holiday or permanent accommodation - Adverse landscape impact - Overlooking of neighbours - Concerns with additional traffic arising from the proposal

Item No.	Description
6.f	<p>21/00150/OUT - 27 Badlake Hill Dawlish</p> <p>Outline for one dwelling and integral garage (all matters reserved)</p> <p>No updates received</p>

Item No.	Description
6.g	<p>21/02744/FUL - Land At 23 Badlake Hill Dawlish</p> <p>Four dwellings</p> <p>Pre-commencement conditions relating to drainage and carbon emissions agreed by applicant. The applicant has asked for the Construction</p>

	<p>Management Plan (CMP) which was submitted for previously refused application 21/00084/FUL to be considered for the current application. DCC Highways have been consulted on the CMP and we are currently awaiting a response.</p> <p>An update on the CMP consultation will be provided at committee.</p>
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Item No.	Description
6.h	<p>22/00106/HOU - Doveteign Farm Holcombe Down Road Two storey side extension, front and rear extensions and associated works</p> <p>Cllr Russell, who called the application to Committee, has provided the following comment via email to the Democratic Services Officer:</p> <p><i>Having read the latest report concerning the proposed additions to this property and the assurances given by the ecological report I am now satisfied that the necessary ecological protections will be observed. I approve the Recommendation.</i></p>

Item No.	Description
6.i	<p>18/00438/ENF - Stoneybrook Stables, Torbryan, Newton Abbot</p> <p>Unauthorised siting of a caravan</p> <p>Received an update from the owner stating that the matter should be put on hold as they still intend to appeal the Certificate of Lawfulness of the Existing use.</p> <p>To date there is no record of an appeal being submitted. Officers consider a Notice remains appropriate.</p>

Item No.	Description
6.j	<p>19/00264/ENF - Oakmoor Caravan Site, Bovey Tracey</p> <p>Unauthorised siting of a mobile home</p> <p>Received an update on behalf of the owner who still wishes to submit a new application to relocate the mobile home and overcome the reasons for the planning refusal. As such they consider 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>There is also a request that as enforcement action will mean the occupiers of the mobile home will be made homeless, a compliance period of 12 months be given to provide sufficient time address the planning issues.</p>

These matters can be managed through time limits included in the notice if required, officers consider a notice remains appropriate.

Also received correspondence from a member of the public supporting the propose course of action.