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6 June 2022

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 14th June, 2022** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

PHIL SHEARS
Managing Director

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

Substitutes: Councillors Austen, Daws, 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.

AGENDA

PART I **(Open to the Public)**

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

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Late representations/updates

Item No.	Description
6.a	<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.b	<p>21/02744/FUL - Land At 23 Badlake Hill Dawlish</p> <p>Four dwellings</p> <p>Updates following the Planning Committee held on 16 May:</p> <p>As verbally advised to the Planning Committee on 16 May, an additional letter of objection was received from a local resident which raised a concern that not enough consideration to problems with drainage in the area had been undertaken.</p> <p>It is proposed that surface water from the development would be attenuated on site and discharged into the South West Water surface water sewer. TDC's Drainage Engineers have been consulted on this application and they have requested that a pre-commencement condition for surface water is included with any approval.</p> <p>The applicant has provided addition information for the Construction Management Plan (CMP) condition. DCC Highways have been consulted on this additional information and we are currently awaiting a response. An update on the CMP consultation will be provided at committee.</p> <p>Following the committee site visit, Councillors requested details of the dimensions of the proposed garages. The garages for Plots 1 & 3 would measure 6m x 3.1m internally and the garages for Plots 2 & 4 would measure 5.9m x 3m internally.</p> <p>Following the committee site visit, Councillors also requested if the trees and hedges around the perimeter of the site were subject to Tree Preservation Orders. The trees and hedges around the perimeter of the site are not subject to Tree Preservation Orders, however, it is recommended in Condition 7 that the existing trees/shrubs and hedges shall be retained.</p>

Item No.	Description
6.c	<p>22/00127/HOU - 8 Palace Meadow Chudleigh</p> <p>Proposed extension to existing front porch</p> <p>No updates received</p>

Item No.	Description
6.d	22/00577/HOU - 11 Forde Park Newton Abbot Detached out building to be used as a home office No updates received

Item No.	Description
6.e	22/00674/HOU - 34 Orleigh Cross Newton Abbot Single storey extension No updates received

Item No.	Description
6.f	20/00037/ENF - Land To The South East Of The Old A38, Liverton (also known as Rutland Farm) Unauthorised conversion of agricultural building to a dwelling house The Occupiers have confirmed there are now two adults and two young children living in the building. They have outlined the current use of the land for some livestock rearing and noted their future aspirations to develop the business further. These planning issues were considered as part of planning application (reference 21/02847/FUL) to replace existing agricultural building with an agricultural worker's dwelling that was refused in February 2022. There is currently an appeal lodged against this decision where further information may be able to be considered.