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16 September 2022

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 27th September, 2022** in the Buckland Athletic Football Club, Kingskerswell Rd, Newton Abbot, TQ12 5JU 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)**

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

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Late representations/updates

Item No.	Description
6.a	22/00311/HOU - 1 Higher Holcombe Drive Teignmouth Construction of first floor accommodation, extension to existing garage and associated works No updates received

Item No.	Description
6.b	<p>21/00572/FUL - The Field Warren Road Change of use from agricultural to a campsite (twenty-six standard sized bell tents), erection of a toilet/shower block, a reception, a communal open barn/picnic area and associated works</p> <p>As per the committee report, following confirmation from the applicant that the proposed use would operate from 1 May - 30 September, the habitat mitigation contribution for this application has been calculated to be £8,095.36 (index linked). As the Unilateral Undertaking submitted with this applicant proposed to pay a habitat mitigation contribution of £3,673.87, a new Unilateral Undertaking has been requested from the applicant. Failure to provide an updated Unilateral Undertaking for the habitat mitigation contribution would form a reason for refusal of this application.</p> <p>Councillor Goodman-Bradbury has requested clarification on the following points:</p> <ul style="list-style-type: none"> • The item has already been built prior to the Planning application being resolved at TDC and they have rented the tents etc out this summer and caused disruption to local residents during the summer season this year. • There is conflicting information from SW water on water drainage that concerns me - we have two? reports telling us conflicting information. Why is this the case. We need clarity on this as the position of this site is close to the sssi at Dawlish Warren. • The site is located opposite residential bungalows and whilst the site owners are specifying set operating dates / hours for noise etc. This has not proved accurate so far this summer season if residents complaints are to be believed. How can we address this and add conditions to a site that has already operated for a season so far. <p>In response to Councillor Goodman-Bradbury's points above, we advise as follows:</p> <ul style="list-style-type: none"> • We understand that the applicant has been utilising his permitted development rights for the temporary use of the land as a campsite for the last two summers. These rights come with some rights around providing facilities. • South West Water initially commented on 6 May 2021 that the applicant's proposal to discharge surface water disposal from the development to the public combined sewerage network was not an acceptable proposed method of disposal, in the absence of clear

evidence to demonstrate why the preferred methods listed within the Run-off Destination Hierarchy have been discounted by the applicant. However, following discussions between the applicant's drainage consultant and South West Water, South West Water confirmed on 24 June 2022 that they would allow the surface water generated from the proposed shower and toilet block (roof run off) to discharge to the public combined system at the attenuated rate of 1 litre per second. This isn't uncommon during the life of a planning application - the consulted has reflected / considered the available (updated) information and adjusted their position.

- TDC's Environmental Health department have been consulted on this application in terms of noise and disturbance impacts upon neighbouring properties. Following the submission of additional information regarding noise management on the site during the course of this application, the Council's Environmental Health Officer advised that this information had assisted with his concerns, although he requested that vehicle movements on the site are linked to the quiet times. The vehicle movement hours have subsequently been amended in the Terms and Conditions on the campsite's website to accord with the quiet times. As set out in the committee report for this application, the following two conditions are recommended in order to control the operating dates/hours for noise on the site:

3. Details of the site noise management plan shall be provided with each booking made. The management plan and site booking terms and conditions shall specify noise minimization requirements including specifically after 11.00pm every day.

6. The site shall be used for the purposes of camping only. This use shall only take place between 1 May and 30 September each year.

If planning permission is granted for this application and the site is subsequently operated not in accordance with any of the planning conditions, local residents should inform the Council's Planning Enforcement department so that the appropriate action can be taken.

The officer recommendation remains unchanged

Item No.	Description
6.c	<p>20/00961/MAJ - Riverside Boatyard Bishopsteignton Road Regeneration of boatyard to provide mixed use development including nine dwellings, industrial units, offices, beach huts, boat storage and repairs and parking</p> <p>22 further representations have been submitted, 21 in support and 1 in objection.</p> <p>The following new comments have been raised:</p> <ul style="list-style-type: none"> - Support for the bike track [office note: no bike track is proposed] - Support for new apartments [officer note: no apartments are proposed]

- The owners are seeking to diversify away from a working/storage boatyard, prioritising dwellings and holiday making over the boatyard function of the site
- The designs resemble office blocks seen as one is driving up the M5
- Similar blocks were proposed for the river's edge adjacent to the Shaldon-Teignmouth Bridge. They were eventually renegotiated to the award winning Shoreside development.

The officer recommendation remains unchanged

Item No.	Description
6.d	<p>20/00296/ENF- Land at Higher Colleybrook Farm, Ideford Unauthorised removal of a 3m section of hedgerow</p> <p>Received a letter from the owner claiming:</p> <p>Historically there was a gate at the top of the lane to allow the previous owner to turn their tractors. This has since changed with the land being sold off. As the lane is part of Higher Colleybrook Farm and is privately owned there is a need to maintain it. The new gateway provides a turning area to aid any maintenance works and is considered to be an asset to the farm. In addition it is claimed that there were other gateways into the site that have been closed by new hedgerows. It is believed that the additional planting around the site has improved the wildlife and this has received positive comments from people walking the lane.</p> <p>In addition received a response from a local resident who supports the Council's proposed course of action.</p>

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