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17 October 2022

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 25th October, 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), Dewhirst, Haines, Hayes, J Hook, Jeffery, Kerswell, MacGregor, Nuttall, Nutley, Parker, Peart and J Petherick (Vice-Chair)

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

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

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 clear working days before the meeting.

This agenda is available online at www.teignbridge.gov.uk/agendas five clear 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

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 - 4)

Planning Committee – Tuesday 25 October 2022

Late representations/updates

Item No.	Description
6.a	<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>An email was sent to Members of the Planning Committee and other Councillors on Thursday 21st October 2022. The email raises several points relating to both the planning merits of the application and issues regarding its consideration by the LPA, which are set out and responded to as follows. The full email can be reviewed on the application webpage. Officers' recommendation to Planning Committee remains as set out in the full Report to Committee and its addendum as previously circulated.</p> <ol style="list-style-type: none"> 1. The agent suggests that the sharing of letters with Members of the Planning Committee does not constitute late information. Officers disagree and are confident that the correct procedure has been followed for the consideration of this application. 2. The agent sets out that the first Case Officer was moving to recommend approval of the scheme. Officers note that whilst the previous Case Officer did work in a highly positive and proactive manner with the applicant in an attempt to overcome the technical matters, no recommendation was ever put to the delegated signing officers or to Planning Committee, and in any case, such a recommendation would not bind the LPA. 3. The agent sets out that further documentation relating to the application has not been considered other than the heritage statement. This is correct. As the site falls within the setting of a listed building, it was necessary for the LPA to readvertise the application as such and the corresponding opportunity was given for the applicant to prepare a heritage statement. No other information was requested or sought. At some point all applications must be brought to a conclusion and negotiation cannot continue indefinitely. To have reviewed the additional information would have delayed the determination without changing the recommendation. 4. The agent provides some figures relating to the viability of the scheme. As these figures have not been independently reviewed / verified (unlike the information presented in the Officer's Report) Members of the Committee are advised to be careful and cautious about the weight, if any, given to these figures. 5. The agent sets out that trees of between 3m and 3.5m in height are proposed within the site. This information is not contained within the plans and hence does not form part of the application at present. However, were the application to be recommended for approval, a condition relating to soft landscaping of the site could be applied.

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