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14 November 2022

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 22nd November, 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. This meeting will be livestreamed on Youtube. By entering the meeting's venue 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 22 November 2022

Late representations/updates

Item No.	Description
6.A	<p>21/02674/MAJ - Secmaton Farm Secmaton Lane Erection of 201 dwellings, open space, landscaping, allotments and associated infrastructure</p> <p>The Committee Site Inspection took place on Friday 18 November 2022 and was attended by Cllr Goodman-Bradbury, Cllr J Petherick, Cllr Bradford, Cllr Clarence, Cllr Nuttall as well as Cllr L Petherick as Ward Councillor and a representative from Dawlish Town Council.</p> <p>There was a discrepancy in the submitted drawings which has now been resolved with a revised version of the Proposed Site Plan - Housing Mix and Affordable Plot Locations (drawing No.554 051 Rev F), which also includes the Accommodation Schedule. This drawing clarifies that the scheme would provide 29 affordable housing units including 21 affordable rent and 8 shared ownership units. Therefore, the scheme makes provision for 14.4% affordable housing.</p> <p>It should be noted that extra weight should be given to the delivery of affordable disabled bungalows due to the extra land take and cost to construct including internal adaptations, which means that this type of provision is not often provided. There is identified need for this specialist type of affordable provision, including those on Devon Homes Choice Register currently residing in Dawlish. The delivery of the two affordable disabled bungalows would have a material impact on the supply of this specialist property type.</p> <p>The Appeal Decision has now been issued with regards to the adjacent site known as Area 5 (application number 19/01449/MAJ). This scheme was for 24 custom build dwelling plots with access off Secmaton Lane rather than from Area 3 and no affordable housing provision. The Inspector dismissed the appeal due to lack of affordable housing, adverse effect on the operation of Secmaton Lane and poor connection with the wider DA2 allocation.</p> <p>The Officer Recommendation remains as set out in the officer report subject to the revision to the affordable housing provision to 29 affordable housing units with 21 affordable rent (including 2 disabled bungalows) and 8 shared ownership units, to be secured via a s106 agreement.</p>

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