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15 July 2024

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 23rd July, 2024** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

PHIL SHEARS
Managing Director

Membership: Councillors Atkins, Bradford, Bullivant, Goodman-Bradbury, Hall, Hook, MacGregor, Nutley, Nuttall, Palethorpe, C Parker (Chair), Parrott, Sanders, J Taylor, vacancy, D Cox (Vice-Chair) and Buscombe

Substitutes: Councillors Williams, Clarence, Gearon, P Parker, Ryan, Wrigley and Smith

Please Note: The public can view the live streaming of the meeting at [Teignbridge District Council Webcasting \(public-i.tv\)](#) with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

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 Public-i. 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 democraticservices@teignbridge.gov.uk or phone 01626 215112 to request to speak by **12 Noon** two clear working days before the meeting. This will be on a Thursday before the meeting if the meeting is on a Tuesday.

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 democraticservices@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

The Local Plan 2014-2033 is available at <https://www.teignbridge.gov.uk/media/1669/local-plan-2013-33.pdf>

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)

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Late representations/updates

Item No.6a	Description
	<p>24/00265/FUL - Red Lion Inn Road Past Coate Farm Change of use and conversion of public house and one flat into four houses with associated garden and parking including demolition of single storey extensions and retention of an EV charging facility</p> <p>It is recommended that the wording of Condition 8 is amended to:</p> <p>The dwellings hereby approved being Unit 1, Unit 2, Unit 3 and Unit 4, shown on the approved Block Plan dated 13.02.2024 and marked 01/BLOCK/24, shall not be brought into any use until the parking area detailed on the same approved Block Plan has been completed and this parking area shall thereafter be retained in perpetuity and used ancillary to the residential use of Unit 1, Unit 2, Unit 3 and Unit 4 only.</p> <p>REASON: To ensure adequate parking facilities are provided to serve the development.</p> <p>One additional representation has been received which details that it appears that the cost of converting the pub to four small dwellings may result in properties that will not be affordable to first time buyers in the area, but may be too small and undesirable to others.</p>

Item No.6b	Description
	<p>23/00703/FUL - Land North Of Tremlett Grove Ipplepen Retention of earthworks</p> <p>In order to ensure that the grass and wildflower seed mix is sown at the most suitable time, it is recommended that the wording of Condition 2 is amended to:</p> <p>Within one month from the date of this decision, the details of the grass and wildflower seed mix which shall be sown on the area of the site that has been raised shall be submitted to and agreed in writing by the Local Planning Authority. The grass and wildflower seed mix shall then be sown in the first sowing season following the approval of the sowing mix.</p> <p>REASON: In the interests of biodiversity protection and enhancement, and in the interests of flood control.</p> <p>One additional representation has been received with regards to the drainage works which have recently taken place in the field adjacent to the application site and in response to TDC's Drainage and Coastal Manager's consultation response. No new planning matters have been raised.</p>

Item No.6c	Description
	<p>24/00545/OUT - Pumps Acre, Greenhill Lane</p> <p>Outline application for the demolition of the existing holiday chalet and the construction of up to three residential dwellings, with all matters reserved except for vehicular access.</p> <p>No additional third-party representations have been received up until this stage.</p> <p>Following further discussions with the applicant it has become apparent that the hedge located adjacent to the southern boundary of the site is not within their ownership, and therefore outside of their control. This hedge has been specifically referred to in Condition 5 and has been recommended to be retained as part of the development. Given that it is outside of the applicants control it is recommended that reference to this hedge in Condition 5 is omitted. It is recommended that Condition 5 now reads as follows:</p> <p>5. Prior to the commencement of the hereby approved development, details of protection during construction, maintenance and management of the trees identified to be retained on Tree Retention Plan reference 163-TRP-MU (located within the Arboricultural Impact Assessment reference 1963-AIA-MU) and existing hedge on the east boundary shall be submitted to and approved in writing by the Local Planning Authority. The identified trees and hedges shall thereafter be maintained and retained for the lifetime of the development.</p> <p>REASON: In the interest of protecting habitats for legally protected species and to ensure that visually important trees and hedges are retained.</p> <p>The control of light spill resultant from the development onto the southern boundary hedge remains the subject of Condition 6. Any necessary boundary treatments to ensure compliance with Condition 6 can be secured at Reserved Matters stage.</p> <p>Whilst the LPA cannot secure the hedge to be retained and managed via this application it is considered appropriate to include an additional compliance condition which would specifically relate to protecting the southern boundary hedge during construction. Consequently, the following condition is recommended.</p> <p>13. No materials shall be brought onto the site, or any hereby approved development commenced, until protective fencing has been erected along the southern boundary hedge identified as H12 Tree Retention Plan reference 163-TRP-MU (located within the Arboricultural Impact Assessment reference 1963-AIA-MU). The fencing shall be in accordance with Figure 2 of BS 5837 2012. The fences shall be maintained until all development has been completed. The level of the land within the fenced areas shall not be altered, no materials shall be stored within the fenced area, nor shall trenches for service runs or any other excavations take place within the fenced area except by where details of this have been submitted to and approved in writing by the Local Planning Authority.</p> <p>REASON: To protect the hedge in the interest of legally protected bat species.</p>