

E-mail: comsec@teignbridge.gov.uk

24 August 2020

PLANNING COMMITTEE

A meeting of the **Planning Committee** will be held on **Wednesday, 2nd September, 2020 at 10.00 am**. This will be a virtual meeting and you can attend the meeting via the following link <https://m.youtube.com/user/TeignbridgeDC/videos>

PHIL SHEARS
Managing Director

Membership:

Councillors Haines (Chairman), Goodman-Bradbury (Vice-Chairman), Bradford, Bullivant, Clarence, Colclough, H Cox, Hayes, J Hook, Jeffery, Jenks, Kerswell, MacGregor, Nuttall, Nutley, Patch, Parker, J Petherick, Phipps and Wrigley

Please Note: The meeting will be live streamed with the exception where there are confidential or exempt items, which may need to be considered in the absence of the media and public.

A G E N D A

1. **Apologies for absence.**
2. **Minutes** (Pages 3 - 8)
3. **Local Government (Access to Information) Act 1985 - Exclusion of Press and Public**

It is considered that the Committee would be unlikely to exclude the press and public during consideration of the items on this agenda, but if it should wish to do so, the following resolution should be passed:-

RECOMMENDED that, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting of the particular item(s) on the grounds that it involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12A of the Act.

4. **Declarations of Interest.**

If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting.

5. **Public Participation**

The Chairman to advise the Committee on any requests received from members of the public to address the Committee.

6. **Planning applications for consideration - to consider applications for planning permission as set out below.** (Pages 9 - 10)
7. **KENN - 20/00891/HOU - Russetts, Kennford - 1.5 storey side extension, front porch, single storey rear extension and a detached garage with office above** (Pages 11 - 18)
8. **DAWLISH - 20/00451/FUL - Grattons , Langdon Lane - Extensions to bungalow to include raising of ridge to provide for second storey and construction of rear single storey extension and solar panels** (Pages 19 - 26)
9. **ILSINGTON - 19/01090/FUL - Higher Ingsdon Quarry , Knighton Cross - Retention of six existing caravan pitches for use by travelling community** (Pages 27 - 32)
10. **TEIGNMOUTH - 20/00429/FUL - 2 Grenville Avenue, Teignmouth - New attached dwelling and fenestration alterations to existing dwelling** (Pages 33 - 38)
11. **Appeal Decisions - to note appeal decisions made by the Planning Inspectorate.** (Pages 39 - 40)

If you would like this information in another format, please telephone 01626 361101 or e-mail info@teignbridge.gov.uk

PLANNING COMMITTEE**18 AUGUST 2020****Present:**

Councillors Haines (Chairman), Goodman-Bradbury (Vice-Chairman), Bradford, Bullivant, Clarence, Colclough, H Cox, Hayes, Jeffery, Keeling, Jenks, Kerswell, MacGregor, Nutley, Patch, Parker, J Petherick, Wrigley, Dewhirst (Substitute) and Russell (Substitute)

Members in Attendance:**Apologies:**

Councillors J Hook, Nuttall and Phipps

Officers in Attendance:

Rosalyn Eastman, Business Manager, Strategic Place
Trish Corns, Democratic Services Officer
Helen Addison, Principal Planning Officer
Christopher Morgan, Trainee Democratic Services Officer

1. MINUTES

The minutes of the previous meetings on 23 June and 7 July were signed as a correct record.

2. PLANNING APPLICATIONS FOR CONSIDERATION - TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION AS SET OUT BELOW.

Both applications were debated at the same time however votes were taken separately.

The Committee considered the agenda report and additional information reported by the Business Manager- Strategic Place.

The Planning Officer told the Committee of three late representations, from local residents, Devon County Council, and the Railway Heritage Trust.

It was noted that a Members Site Inspection had been taken for these applications on 4 August.

The Committee viewed a presentation from the Planning Officer about the application.

Public Speaker, Supporter - Points raised include:

- Economic benefits for Teignbridge
- Improved public promenade
- Predominant local support
- Support from consultees and MPs
- Resilience for South West rail line
- Increase in tourism for Dawlish
- Accessibility benefits
- Economic boost as a result of construction
- Protection from rising sea levels

Public Speaker, Supporter – Points raised include:

- Improved rail resilience
- Steps taken to prevent any significant visual impact
- Accessibility and new public amenities such as the walkway.
- The engineering process has been well thought through and many options were considered.

Comments from Councillors included

- Historic England has voiced several concerns to the application in its letter
- The new station provides new forms of accessibility for rail travellers
- The rail line is at risk of fault, as had happened in February 2014
- The groins on the beach needs repairing
- A project is also being undertaken by Network Rail at Marine Parade.
- The design must be the best it can be as there will be only one opportunity for this
- The new design is robust and safer
- The brutalist architecture is unappealing
- Any changes to the conditions should come to Committee
- Concerns over how the new walls will affect wildlife.
- Car park access is improved
- Will the new station be well lit?
- Carbon emissions will raise as a result of this application
- Harmful to biodiversity and historical amenities
- Objections from Town Council
- Concerns about losing the beach
- More potential conditions

In response to comments the Planning Officer clarified the following:

- The lighting at the station will be appropriate
- Teignbridge can only allow certain conditions that fall within its remits as this is an application for prior approval.

3. DAWLISH - 20/00933/NPA - COASTGUARDS BREAKWATER TO COLONNADES BREAKWATER AND DAWLISH RAILWAY STATION, STATION ROAD - APPLICATION FOR PRIOR APPROVAL OF SITING AND APPEARANCE UNDER PART 18 CLASS A OF THE TOWN AND

COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER) 2015 OF PROPOSED COASTAL RESILIENCE WORKS TO RAILWAY INFRASTRUCTURE TO INCLUDE A NEW TALLER SEA WALL BETWEEN TWO EXISTING BREAKWATERS INCORPORATING A WIDER HIGHER PUBLIC PROMENADE WITH A LINK STRUCTURE TO JOIN MARINE PARADE AND NEW RAMPED PEDESTRIAN ACCESS TO BEACH ADJACENT TO AND ADJOINING THE RAILWAY STATION. OTHER WORKS TO INCLUDE THE DEMOLITION OF THE COASTGUARDS BUILDING, WORKS TO THE STATION INCLUDING RECONSTRUCTED DOWNSIDE STATION PLATFORM, NEW ACCESSIBLE PASSENGER FOOTBRIDGE AND REFURBISHMENT OF PASSENGER WAITING ROOM

This application was debated concurrently with the next application. The debate has been recorded as part of item 2 in these minutes.

It was proposed by Councillor J Petherick and seconded by Councillor Haines that approval be granted as set out in the agenda report and updates sheet.

A roll call was taken.

For

Councillors Haines, Goodman-Bradbury, Bullivant, Clarence, Colclough, Cox, Jeffery, Jenks, Kerswell, MacGregor, Nutley, Patch, Parker, Petherick, and Dewhirst.

Total: 15

Against

Councillor Bradford

Total: 1

Abstain

Councillors Hayes and Wrigley.

Total: 2

Councillor Russell did not vote as she was not present for the whole debate.

Resolved that

PRIOR APPROVAL BE GRANTED subject to but not limited to conditions addressing the following matters, the precise wording of the conditions to be determined under delegated authority by the Business Manager – Strategic Place:

1) Schedule of external materials to be agreed with submission of sample panels, including hard surfaced areas, walls, fences, platform finish etc.

- 2) Details of design and materials of new railings, handrails, benches, gates etc
- 3) Detailed schedule of works to downside station building to include measures identified in Appendix C of the Historic Statement including timescale for implementation and completion.
- 4) Details of re-use of gas standard posts
- 5) CEMP to include submission of an archaeological geophysical survey of the station carpark to assess the potential for the buried remains of the early atmospheric railway pumping station and its ancillary structures and to include a report on the interpretation of the ground-survey and the standing structures to inform (a) the level of protection, required; and (b) the logistical disposition of any blocks, stores, stacks, and offices et al within the proposed compound.
- 6) Specification of external lighting
- 7) Details of heritage boards in terms of size and location
- 8) Specification of alterations to Coastguards footbridge
- 9) Phasing plan for implementation of works
- 10) Timescale for completion of new accessible footbridge
- 11) Schedule of alterations to the listed station including changes to canopies
- 12) Annual monitoring of changes to levels of beach and in the event of accelerated loss of sand submission and implementation of a scheme to address impact of new wall on beach levels.
- 13) Details of drainage system to include the station, promenade and public realm including maintenance regime.
- 14) Provision of cycle parking
- 15) Provision of bird/bat nesting boxes
- 16) Details of biodiversity enhancement measures to be provided at Dawlish Water Basin and the pocket park to include maintenance details for 10 years.
- 17) Pre- and post-construction *Sabellaria alveolata* condition surveys
- 18) Detailed design of Dawlish Water Basin
- 19) Details of height of fence above wall dividing station platform and new promenade
- 20) Construction Management Plan to include protection of back wall of former pumping station in the station car park.
- 21) Details of signage to include access and egress in the Colonnades area relating to fluvial and coastal events.
- 22) Details of how the historic legacy of the Boat House will be acknowledged.
- 23) Details of public art at the Dawlish Water Basin and adjacent to Coastguards Breakwater.
- 24) Detailed plans of development adjacent to Coastguards Breakwater to include how the development abuts the breakwater.
- 25) Details of an external lighting scheme between the Colonnades Bridge and the station.

4. DAWLISH - 20/00922/LBC - DAWLISH RAILWAY STATION , STATION ROAD - WORKS TO INCLUDE RECONSTRUCTION OF EXISTING TIMBER DOWNSIDE STATION PLATFORM, NEW ACCESSIBLE PASSENGER FOOTBRIDGE, ALTERATIONS TO EXISTING PLATFORMS SURFACE RESULTING IN MINOR CHANGES TO DOOR OPENINGS OF

DOWNSIDE STATION BUILDING, REFURBISHMENT OF PASSENGER WAITING ROOM AND REFURBISHMENT AND REPAIRS TO THE FABRIC OF THE STATION BUILDING ON SEAWARD ELEVATION ALL IN ASSOCIATION WITH DAWLISH SEA WALL STAGE 2 PROJECT

This application was debated concurrently with the previous application. The debate has been recorded as part of item 2 in these minutes.

It was proposed by Councillor Haines and seconded by Councillor MacGregor that permission be granted as set out in the agenda report and late updates sheet.

A role call was taken.

For

Councillors Haines, Goodman-Bradbury, Bullivant, Clarence, Colclough, H Cox, Jeffery, Jenks, Kerswell, MacGregor, Nutley, Patch, Parker, J Petherick, and Dewhirst

Total: 15

Against

None

Abstain

Councillors Bradford, Hayes and Wrigley.

Total: 3

Councillor Russell did not vote as she was not present for the whole debate.

Resolved that

LISTED BUILDING CONSENT BE GRANTED subject to but not limited to conditions addressing the following matters, the precise wording of the conditions to be determined under delegated authority by the Business Manager – Strategic Place:

- 1) 3 year time period for implementation
- 2) Plans list
- 3) Details of materials to be used for platform resurfacing
- 4) Details of new lighting, CCTV and public information installations
- 5) Details of type of render and colour to the seaward elevation of the station building be agreed
- 6) Submission of a Building Surveyors Report on the downside station building to include an assessment of the stability of the building when piling adjacent, which should inform a method statement for full repair predicated on *Conservation Works Phased Study to the Downside Building* set out in

the HS (pp.95-103) to include a full specification and drawings of works to be carried out . A timescale for the implementation of the works to be agreed.

7) Details of imprint of station building in sea wall

8) Details of how gas lamp standards would be re-used

5. APPEAL DECISIONS - TO NOTE APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE.

The Committee noted the decisions made by the Planning Inspectorate.

The meeting started at 10.00 am and finished at 1.00 pm.

Chairman
Cllr Mike Haines

Planning Committee – Tuesday 02 September 2020

Late representations/updates

Item No.	Description
1	<p>KENN - 20/00891/HOU - Russetts, Kennford - 1.5 storey side extension, front porch, single storey rear extension and a detached garage with office above</p> <p>No Updates Required – no further information received</p>
2	<p>DAWLISH - 20/00451/FUL - Grattons , Langdon Lane - Extensions to bungalow to include raising of ridge to provide for second storey and construction of rear single storey extension and solar panels</p> <p>No Updates Required – no further information received</p>
3	<p>ILSINGTON - 19/01090/FUL - Higher Ingsdon Quarry , Knighton Cross - Retention of six existing caravan pitches for use by travelling community</p> <p>No Updates Required – no further information received</p>
4	<p>TEIGNMOUTH - 20/00429/FUL - 2 Grenville Avenue, Teignmouth - New attached dwelling and fenestration alterations to existing dwelling</p> <p>No Updates Required – no further information received</p>

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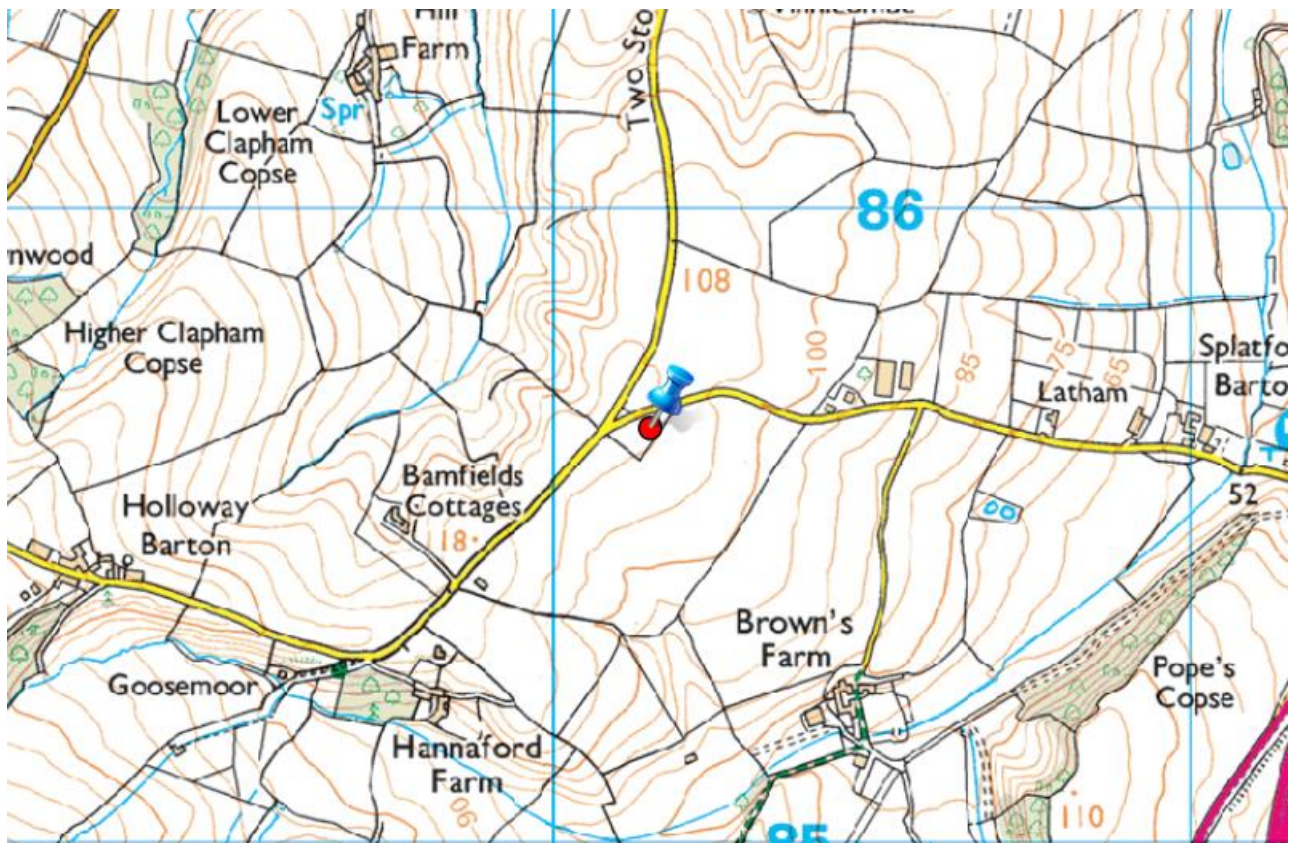
PLANNING COMMITTEE REPORT

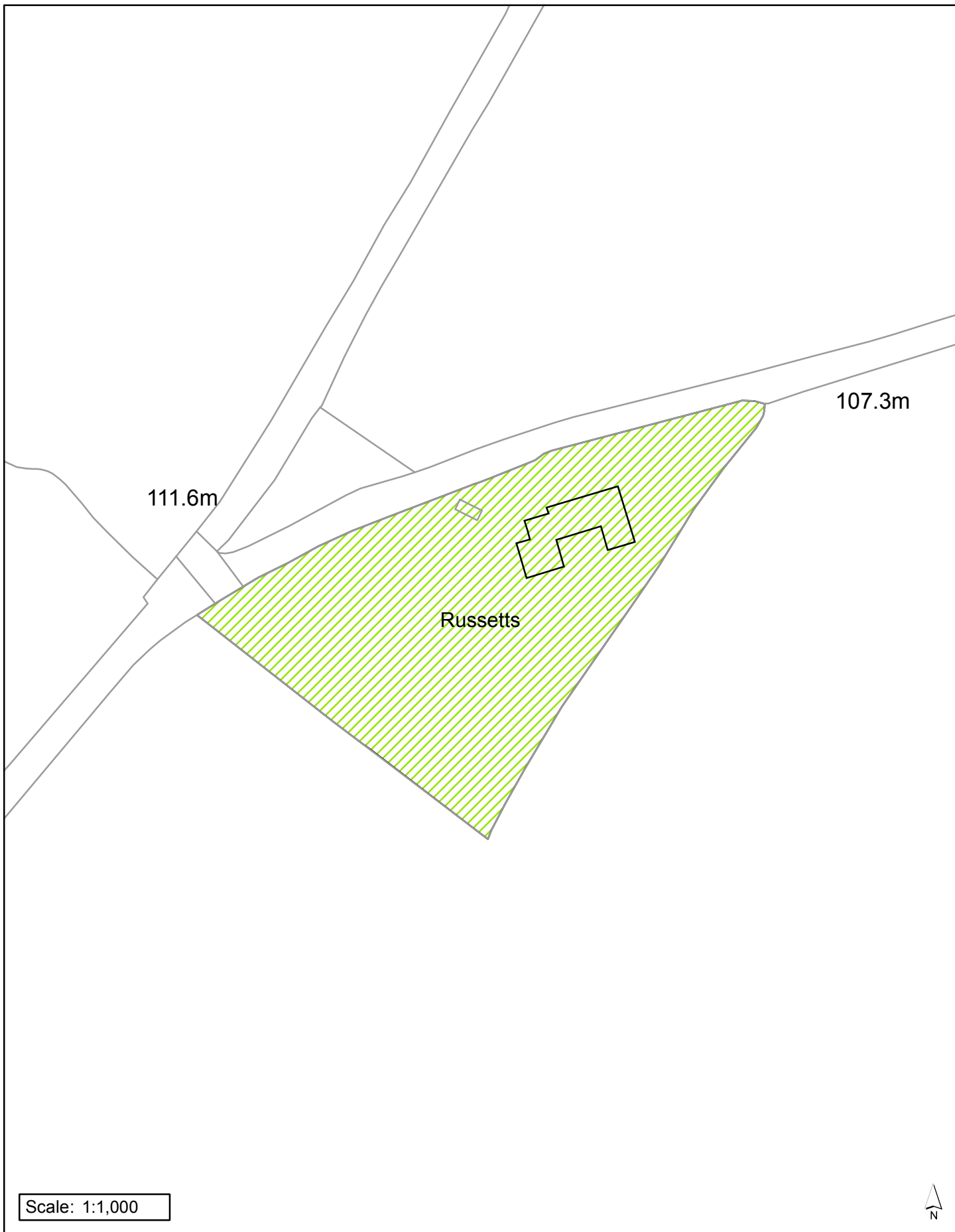
2 September 2020

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	KENN - 20/00891/HOU - Russetts, Kennford - 1.5 storey side extension, front porch, single storey rear extension and a detached garage with office above	
APPLICANT:	Miss K Grunnill	
CASE OFFICER	Eve Somerville	
WARD MEMBERS:	Cllr Alison Foden Cllr Charles Nuttall Cllr Andrew Swain	Kenn Valley
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00891/HOU&MN	





**20/00891/HOU - Russetts, Kennford, Devon
EX6 7XY**



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1. REASON FOR REPORT

The Applicant is a member of staff.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard three year time limit for commencement
2. Development to proceed in accordance with the approved plans
3. Compliance with the ecological report for biodiversity enhancement
4. Materials condition as submitted
5. Ancillary condition for the garage and extension
6. PD removal– visual amenity
7. Landscape, all existing boundaries are to be retained

3. DESCRIPTION

- 3.1 The application site is a triangular parcel of land occupied by a single storey dwellinghouse and flat roof attached garage, surrounded by garden space and natural boundary.
- 3.2 The dwellinghouse creates a loose u shape with tiling over a mix of brick and white cladding elevations and white upvc fenestration.
- 3.3 Access is taken from a narrow country road to the north of the site, with limited visibility of the dwellinghouse which is modest in scale and is of unremarkable design.
- 3.4 The application seeks permission for a 1.5 storey side extension, front porch, single storey rear extension and a detached garage with office above. There is a piece of outdoor space to the rear that brings the dwelling together, creating a rectangular shaped residential property.
- 3.5 Principle of development/sustainability
The application site is located within the open countryside and outside any defined settlement limit as depicted in the Teignbridge Local Plan 2013-2033. Policies S1A, S1, S22 and WE8 of the Local Plan are permissive of additions to existing residential development within the open countryside, subject to policy criteria being met. Thus, the principle of the proposed development can be acceptable, subject to compliance with policy.
- Impact on the open countryside
- 3.6 Comments received by the landscape officer have been carefully considered, and balance must be given to the discussed concerns in context with permitted development rights, functionality and design impact.
- 3.7 As the case officer is recommending approval, the following element of the landscape officers comments are considered to be relevant: *should the planning officer be minded to approve the application, conditions requiring the omission of the first floor glazed projecting balcony and reduction in the size of the first floor glazed opening would be required as a minimum. A condition that requires the submission of a landscape management plan that ensures that the existing*

boundaries are conserved and enhanced in a way that screen the lower elevation would also be desirable.

- 3.8 In response to the comments made by the council's Landscape Officer, a condition has been included in the recommendation to secure all existing boundary planting. The possibility of scheme amendments was discussed with the applicant however on balance, they preferred to proceed with the submitted proposals.. Therefore, only the original design can be considered here.
- 3.9 As discussed below, the balcony and glazing scale are set behind the main frontage which cannot be seen from the significant public vantage points. The introduction of contemporary design elements is not necessarily at odds with the rural setting and in this instance is, on balance, considered to be acceptable. In addition, some of the works / elements proposed could be installed using the property's current PD rights, and the balcony, if applied for at a later date would likely be approved. Overall therefore, this element of the proposal is not considered to be detrimental enough to the site and wider locale to justify refusal.
- 3.10 The proposal comprises a significant extension, porch and detached garage, which would change the character of the existing dwelling completely. However, given the relative containment, seclusion of the site by existing landforms, well-established boundary and contemporary design, it is not considered that the development would be detrimental to the wider landscape or countryside. Whilst the size and scale of the proposed extension and garage is of concern, on balance given the site context described above, a recommendation to approve would be appropriate – in this instance.

- 3.11 The existing property is some 4.6m at its highest point, with the proposed extended dwelling being approximately 6.6m. The two storey element incorporates rooms in the roof of the extension minimising the overall height of the resultant dwelling.



- 3.12 The garage/office space is to be set at a distance to the dwellinghouse but close enough to appear ancillary, with the scale and materials breaking the mass of the garage and office space up. The roof has been designed to relate to the proposed extension, to ensure this reads in context. The proposed porch relates well to the proposal, and is modest in scale. The balcony is located to the rear of the property, as are the glazed openings, and these cannot be seen from the frontage, where visibility is limited to none.
- 3.13 This is a finely balanced recommendation, as the significant increase in the size of the property from a small and unobtrusive property to the larger dwelling proposed would have a different visual relationship to the landscape, therefore, it is recommended that any approval should be subject to a condition removing permitted development rights so that the proposal does not grow in any additional / further manner without the prior approval of the LPA.
- 3.14 There would also be no loss of hedgerows, trees or other key features that contribute to the character of visual amenities of the area, as requested by the

landscape officer; a landscaping report has been conditioned to ensure the existing boundary is retained.

3.15 The design and scale of the proposed development is therefore considered to be appropriate and will not cause a detrimental impact on the appearance or character of the immediate or wider area. The proposed development is therefore considered to be in accordance with Policies S2 and EN2A

3.16 There is an existing telegraph pole next to the property, this is to be removed and taken underground, as agreed with the relevant bodies.

Residential amenity

3.17 The isolation of the site is such that there are no amenity concerns arising from the proposal.

Impact on ecology/biodiversity

3.18 An ecological appraisal was submitted with this application. It found no evidence of bat use and roosting potential was considered low. There was also no evidence of bird nesting activity. The report however does make recommendations of good practice for undertaking the works as well as the installation of bat and nest boxes which it is recommended be added as an informative and secured by condition if minded to approve. This condition has been added.

Highways/Access

3.19 No changes to access proposed.

Drainage

3.20 Drainage will not change from the existing arrangement.

Conclusions

3.21 The proposal will have a visual impact on the immediate and wider locale, however, this is not considered to be detrimental enough to justify a refusal.

Whilst it is finely balanced, in this instance the proposal is considered to represent an acceptable form of development whereby the Local Planning Authority considers that the balance of considerations weigh in favour of granting planning permission. There is therefore a recommendation to approve subject to conditions.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S22 Countryside

WE8 Domestic Extensions

EN2A Landscape protection and enhancement

EN8 Biodiversity Protection and Enhancement

EN9 Important Habitats and Features

EN11 Legally Protected and Priority Species

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTees

Landscape Officer

No objection, in principle, to the enlargement of the dwelling and creation of a new garage, however the design of the extension includes elements that will make the building particularly eye catching and alien in character and I am concerned that this will conflict with the landscape setting, which is one where: development is generally sparse; vernacular in character; and there is a strong sense of tranquillity and dark night sky.

The site is within an Area of Great Landscape Value and, in order to comply with local plan policy EN2a, development proposals should conserve and enhance the qualities, character and distinctiveness of the locality.

Changes could be made to the design to make the development less conspicuous, with some changes being necessary and some changes being desirable, however, a revised approach that responded better to the character of the context would be preferred.

As the proposals stand, they conflict with local plan policies EN2a and S2 and paragraphs 127 and 130 of the NPPF and, as a consequence, there is a landscape objection.

However, should the planning officer be minded to approve the application, conditions requiring the omission of the first floor glazed projecting balcony and reduction in the size of the first floor glazed opening would be required as a minimum. A condition that requires the submission of a landscape management plan that ensures that the existing boundaries are conserved and enhanced in a way that screen the lower elevation would also be desirable.

Landscape Officer – revised response

I have read the response to my comments and I have added some further comments on what was said, please find enclosed a marked up pdf. I have conceded some of the points raised and appreciate and accept the reasoning behind others, however I maintain some of my concerns.

Although I appreciate that the applicant has tried to enlarge the property in a way that they consider best assimilates the changes, I am afraid that I remain of the opinion that aspects of the design, most notably the glazed projecting balcony and to a lesser extent the large first floor window, give rise to a building design that I consider will be overly conspicuous for the character of the landscape setting. Such elements would be acceptable in other, more developed, more urban and more coastal parts of the Teignbridge District but, in the Haldon Hills, they would amount to an unsympathetic response to the context in design terms and be perceived to, albeit in a small way, erode the rural character of the area. Such an outcome would be at variance with the aims of policies S2 and EN2a

6. REPRESENTATIONS

No letters of representation have been received,

7. TOWN / PARISH COUNCIL'S COMMENTS

No objection

8. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 388.03m². The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceding this grant of planning permission is 173.13m². The CIL liability for this development is £60,064.10. This is based on 214.9 net m² at £200 per m² and includes an adjustment for inflation in line with the BCIS since the introduction of CIL. The proposal would be likely to benefit from a CIL exemption however.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

10. HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Business Manager – Strategic Place

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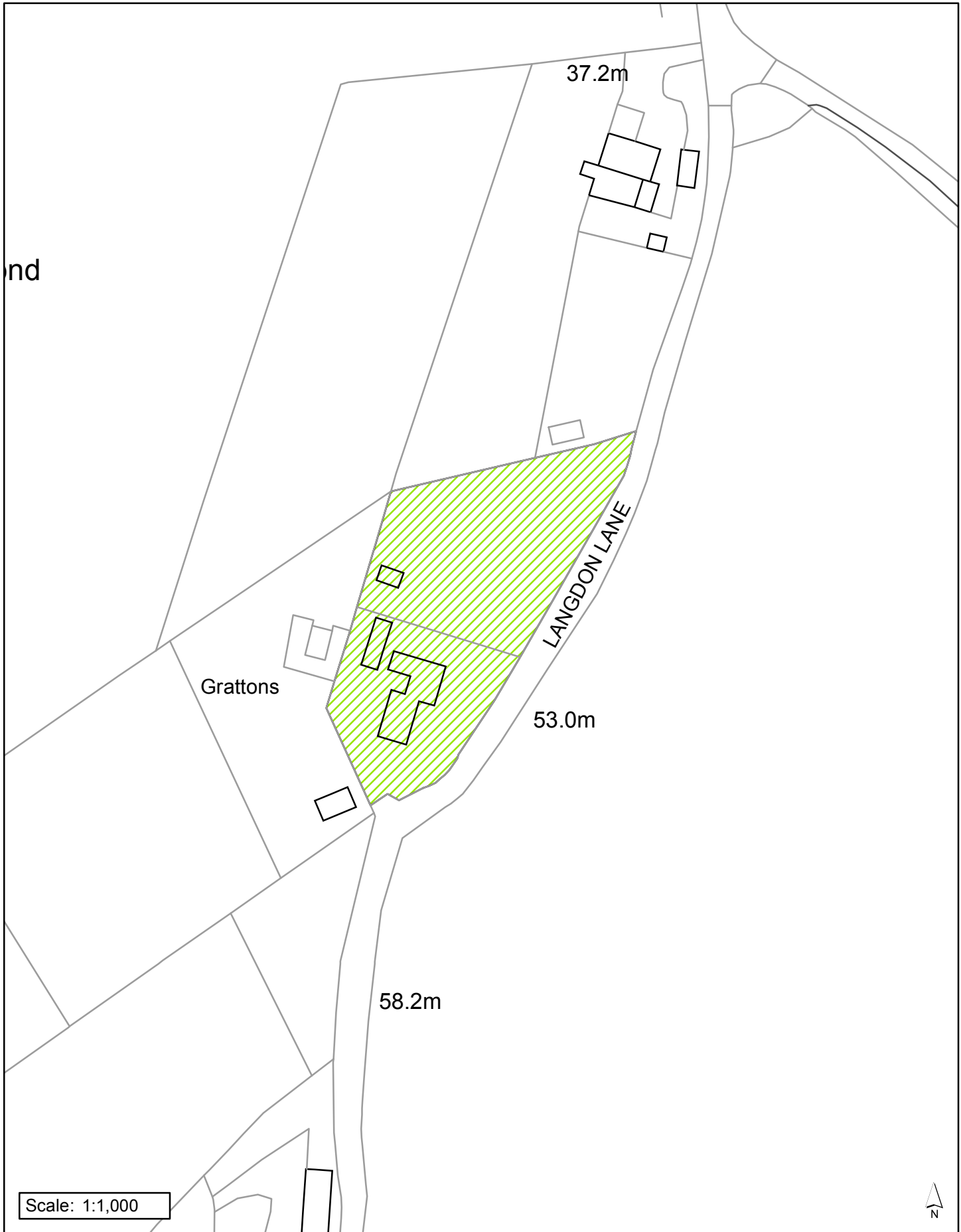
PLANNING COMMITTEE REPORT 02 SEPTEMBER 2020

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	DAWLISH - 20/00451/FUL - Grattons , Langdon Lane - Extensions to bungalow to include raising of ridge to provide for second storey and construction of rear single storey extension and solar panels	
APPLICANT:	Mr M King	
CASE OFFICER	Eve Somerville	
WARD MEMBERS:	Cllr Linda Goodman-Bradbury Cllr Linda Petherick Cllr Martin Wrigley	Dawlish North East
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00451/FUL&MN	





**20/00451/FUL - Grattons, Langdon Lane, Dawlish
EX7 0QY**

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1. REASON FOR REPORT

This application is being presented to committee as the Applicant is a relative of a Cllr.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions and informative:

1. Standard 3 year time limit for commencement
2. Development to be carried out and retained in accordance with approved plans including materials
3. The approved solar panels shall be removed from the property when they are no longer in use.
4. Materials condition

Informative:

Although the protected species survey found no evidence of roosting bats or nesting birds, there remains a possibility that they might be present at the time that works take place. All bats and nesting birds are protected by law. The works, including any demolition, timber treatment and under-felting, should therefore proceed following suitable precautions and measures to prevent risk of harm, for example gentle lifting tiles rather than sliding them. If bats are found, works must cease immediately and further advice be obtained from Natural England and / or a licensed bat consultant. Works must not resume until their advice has been followed. If any nesting birds are discovered in the course of the demolition, works should cease until the fledglings have departed the nest. Teignbridge District Council's Biodiversity Officer (tel. 01626 215794) can provide further information.

3. DESCRIPTION

- 3.1 The application site falls outside of any settlement limit, as depicted on the Teignbridge Local Plan 2013-2033 Proposals Map.
- 3.2 The site is located within the following constraints:

Bat SAC Landscape Connectivity Zone 2019;
Cirl bunting wintering zone;
Critical drainage area:
HRA – Dawlish Warren;
HRA – Exe Estuary;
Open countryside.
- 3.3 'Grattons' lies on the outskirts of Dawlish, with panoramic views. The surrounding area is composed of farmland, dotted with agricultural buildings and a handful of two-storey properties. The nearest residential buildings are circa 200m away with their views towards the property broken by dense mature trees. The adjoining fields rising to the south-west of the property belong to the applicant's family and are currently used for equestrian purposes.
- 3.4 The property is an un-extended 1950's bungalow, with shallow pitched & flat roofs. It comprises two offset rectangular blocks, the north-east block containing a kitchen/diner and lounge and the south-west block containing two bedrooms and a

bathroom. The applicant has supplemented this accommodation with the temporary addition of a static caravan to provide a dedicated space for home working.

- 3.5 The application seeks planning permission for extensions, to include raising of ridge to provide for second storey and construction of rear single storey extension, as well as the installation of solar panels.

Sustainability/Principle of the Development

- 3.6 The application site is located outside of the Dawlish settlement limit as set out in the Teignbridge Local Plan 2013-2033.
- 3.7 Under Teignbridge Local Plan Policy S22 (Countryside) development is strictly managed to uses that meet the overall aim of the policy, to protect the countryside with unsustainable development such as open market properties being steered toward settlements such as Dawlish; however, there are exemptions such as replacement dwellings. Policy WE8 also permits the extension of existing dwellings including in countryside locations.
- 3.8 The principle of the development is therefore considered to be acceptable, and can be shown to be sustainable, subject to compliance with other relevant Local Plan policies.

Impact on open countryside

- 3.9 Due to the topography of the area, the subject property does occupy a prominent location within the area, and the existing property is not considered to have much architectural merit. It is however modest in scale with limited visual impact, which a single storey property offers.
- 3.10 Although the proposal discusses extensions, the property is on the whole being completely changed, and reads as a replacement dwelling due to the extent of the changes, the design and change in materials. It has therefore been considered against both relevant policies. The proposed design is considered acceptable - being raised at roof height to introduce variation and although it will have a more visual impact on the countryside, is not considered to be negative to such a degree as would warrant a refusal.
- 3.11 Different materials are being introduced such as stone and timber, with solar panels to the roof slope – which will be natural slate. These are not materials wholly inappropriate for the area, and are not new additions to the wider locale. Revised plans were submitted to address minor design such as adding the solar array. The use of larch cladding, which will silver over time, and soften, is considered acceptable. There is however a question over the quality of the proposed material for the stone elements of the building as these are noted as stone / composite stone. There is therefore a condition proposed to ensure the quality of the proposed materials is acceptable. Officers would prefer to see the stone elements being a natural sandstone such as has been used successfully elsewhere in Dawlish in recent years.
- 3.12 overall and on balance, the design and scale of the proposed development is considered to be appropriate and will not cause a significant impact on the appearance or character of the immediate or wider area. The proposed

development is therefore considered to be in accordance with Policies S2 S22 and EN2A

Impact on neighbouring amenity

- 3.13 The nearest neighbours are at such a distance that the height, design and siting of the proposed extension would not cause any negative impacts on amenity in the context of Policy within the Local Plan.

Impact on ecology

- 3.14 The site falls within several “zones” of ecological interets. Whilst the importance of these areas cannot be disregarded, the scale of the proposed development is not considered to impact on Cirl Buntings, therefore no further assessment has been undertaken. Furthermore, the proposal does not increase he number of dwellings on site and so will have no greater impact on the nearby European sites. The council’s ecologist has requested an informative be added to an approval, as shown above.

Summary and Conclusion

- 3.9 The Planning Act, the National Planning Policy Framework (NPPF) and Policy S1A of the Teignbridge Local Plan require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.10 It is considered that this proposal accords with Policy S22 and Policy EN2A and it is therefore concluded that the proposal is acceptable and the application should be approved.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S22 Countryside

EN2A Landscape protection and enhancement

EN8 Biodiversity protection and enhancement

EN9 Important habitats and features

EN10 European wildlife sites

EN11 Legally protected and priority species

EN3 Carbon Reduction Plans

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEEES

Ecologist:

Please attach the following Informative:

Although the protected species survey found no evidence of roosting bats or nesting birds, there remains a possibility that they might be present at the time that works take place. All bats and nesting birds are protected by law. The works, including any demolition, timber treatment and under-felting, should therefore proceed following suitable precautions and measures to prevent risk of harm, for example gentle lifting tiles rather than sliding them. If bats are found, works must cease immediately and further advice be obtained from Natural England and / or a licensed bat consultant. Works must not resume until their advice has been followed. If any nesting birds are discovered in the course of the demolition, works should cease until the fledglings have departed the nest. Teignbridge District Council's Biodiversity Officer (tel. 01626 215794) can provide further information

Drainage Engineer:

I have no objection to the surface water drainage proposal to discharge the surface water runoff from the development to a soakaway within the application site.

6. REPRESENTATIONS

The application was advertised by way of site notice, but no letters of representation have been submitted.

7. TOWN / PARISH COUNCIL'S COMMENTS

No objection

8. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 244.72m². The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceding this grant of planning permission is 104.70m². The CIL liability for this development is £39,135.29. This is based on 140.02 net m² at £200 per m² and includes an adjustment for inflation in line with the BCIS since the introduction of CIL.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

10. HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed

through third party interests / the Development Plan and Central Government Guidance.

Business Manager – Strategic Place

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**PLANNING COMMITTEE REPORT
02 SEPTEMBER 2020**

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	ILSINGTON - 19/01090/FUL - Higher Ingsdon Quarry , Knighton Cross - Retention of six existing caravan pitches for use by travelling community	
APPLICANT:	Mr P Parker	
CASE OFFICER	Eve Somerville	
WARD MEMBERS:	Cllr Adrian Patch	Haytor
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=19/01090/FUL&MN	





**19/01090/FUL - Higher Ingsdon Quarry, Knighton Cross,
Ingsdon Hill, Liverton TQ12 6JA**

1. REASON FOR REPORT

This application is being presented to committee due to the applicant being related to a Council Member.

2. RECOMMENDATION

PERMISSION BE REFUSED for the following reasons:

Teignbridge District Council has in excess of a five year supply of permitted or allocated pitches for the gypsy and traveller community and therefore there is currently not a need for this provision in this location. The proposal is therefore contrary to policies S1, S1A, WE6 and S22 of the Teignbridge Local Plan 2013-2033.

Insufficient information has been provided to demonstrate that the proposal can safely and suitably achieve access to public transport, walking or cycling to the nearest primary school, Blackpool Primary. Thus, this is contrary to policies S1, S1A, S2 and WE6 of the Teignbridge Local Plan 2013-2033.

3. DESCRIPTION

- 3.1 The site is a parcel of land once quarried surrounded by agricultural land set back from the highway, it sits within the designated Countryside.
Due to the undulated land, the site is stepped with the access track gently rising from south west to north east, with the northerly point being set higher.
- 3.2 At the time of the site visit, it was unclear what facilities and services were available on site. The agent has confirmed the site benefits from services to comply with a site licence, and the caravans are occupied by residents not related.
- 3.3 The nearest settlement is Liverton to the north which benefits from some services such as a community shop, garage, public house and primary school. The primary school is approximately 0.4 miles as the crow flies but access is via narrow, undulated and twisting country roads and would require crossing a 60mph B classified road. The route would be 1 mile if taking the quickest route with other facilities further away.
- 3.4 Proposal
The subject application seeks permission for the retention of 6 residential caravan pitches for use by members of the gypsy or traveller communities which would each accommodate two parking spaces per pitch and additional garden space, which would also include a foul treatment system.
- 3.5 The six caravans covered by this application and on site at present are caravans as set out in the Caravan Sites Act. The caravans are existing, and the agent has advised the caravans have been in situ for less than 10 years, but between the last 3-4 years. The councils mapping system does not show the caravans on the site in 2015.
- 3.6 No works to the existing access or access track form part of the proposal.
Principle of development

- 3.7 The application site is located within the open countryside and outside of any defined settlement limit as depicted in the Local Plan 2013. Policies S1A, S1, S22(a) and WE6 of the Local Plan are permissive of gypsy and traveller pitches within the open countryside, subject to policy criteria being met.
- 3.8 As the application seeks permission for the retention of caravans, this application looks at the use of the land and not built development per se. The relevant policy criteria that must be met is that of Policy WE6 which states that permission may be granted where:
- a) in the case of Gypsy and Traveller pitches, there is not a five year supply of permitted or allocated pitches;
 - ...
 - c) the proposed site is within approximately 30 minutes travel by means of public transport, walking or cycling of a primary school. Exceptions should be clearly justified;
 - d) occupation is limited to those meeting the definition of Gypsies and Travellers and Travelling Showpeople in the relevant national planning policy;
 - e) any business use proposed within the development does not exceed 50% of the developed area of the site, excluding storage requirements of travelling Showpeople; and
 - f) it can be demonstrated that the site is in a location that will not affect the integrity of the South Hams SAC.
- 3.9 The key criteria that cannot be met will be addressed respectively:
- 3.10 a) Teignbridge District Council has in excess of a five year supply of permitted or allocated pitches, and therefore, there is currently not a need for this provision in this location.
- 3.11 c) The site is located within the countryside, which does not necessarily lead to narrow country lanes with a 60mph speed limit. However, the roads leading to and from the subject site are just that, with bends that would force vulnerable road users into on-coming traffic.
- 3.12 The average walking pace for an adult is approximately 3 to 4 miles per hour, or 1 mile every 15 to 20 minutes. So there could be compliance with the 30min distance element of this criteria, although there is an argument that children walk slower and as such the school on these roads would be likely to be further than a 30 minute walk.

On balance, it is not considered that this is suitable or appropriate for any pedestrian, in particular children needing the nearby primary school.

- 3.13 d) For planning purposes Gypsies and Travellers are defined as:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

2. In determining whether persons are "gypsies and travellers" for the

purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:

- a) whether they previously led a nomadic habit of life
- b) the reasons for ceasing their nomadic habit of life
- c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

- 3.15 The submitted planning statement advises the site is to be used for travellers. Criteria d) requires occupation limited to those meeting the definition of Gypsies and Travellers and Travelling Showpeople in the relevant national planning policy, as discussed above. As this policy requires occupants to meet this definition, the submitted statement is considered sufficient enough to satisfy this criteria. Were approval being recommended, this would be controlled through the application of a condition.
- 3.16 e) No permission has been sought for any associated business use at the site and this is therefore not addressed further here.
- 3.17 f) Firstly, the application is retrospective, thus any potential harm to the Bat SAC connectivity zone, may already have been done. However, no details have been submitted to provide any form of bat mitigation or consideration which would be provided should this application have been approved. In light of the location and the sensitivity of this area, if permission were being recommended to be granted, conditions relating to biodiversity protection including landscaping and lighting would be recommended.

Applicants suggested policy compliance

- 3.18 The agent suggests the traveller pitches would feed into the NA1 allocation. However, these pitches are currently unauthorised and already occupied so they are not “additional” pitches as required by policy NA1.
- 3.19 In respect of being flexible with our policy, there is an argument it is more difficult to sustain a supply of traveller pitches than other forms of accommodation. However, we have had a 5 year supply of pitches for a number of years and provision is made within the Plan, through NA1 for additional pitches, to continue to meeting our need.

Conclusion

3.20 On balance and even applying weight to the relative difficulty of providing pitches for the Gypsy and Traveller community, the subject proposal is not considered to merit support as a consequence of the current 5 year supply position and also the relatively poor sustainability / accessibility of the subject site.

If necessary, a separate report will be brought before members regarding enforcement action in due course.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S22 Countryside
WE6 Homes for the Travelling Community
EN2A Landscape Protection and Enhancement

National Planning Policy Framework

National Planning Practice Guidance

Planning Policy for traveller sites (2015)

5. CONSULTEEES

Biodiversity:
No objection

6. REPRESENTATIONS

Application advertised by way of a site notice on 7 August 2019. No letters of representation have been received.

7. TOWN / PARISH COUNCIL'S COMMENTS

The council have discussed this application and have concerns that the residents must be allocated a unit and is part of the gypsy and traveling community who must be registers via the DCC liaison officer otherwise we have no objection.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this proposal being for the use of the land is Nil as the CIL rate for this proposal is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

10. HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Business Manager – Strategic Place

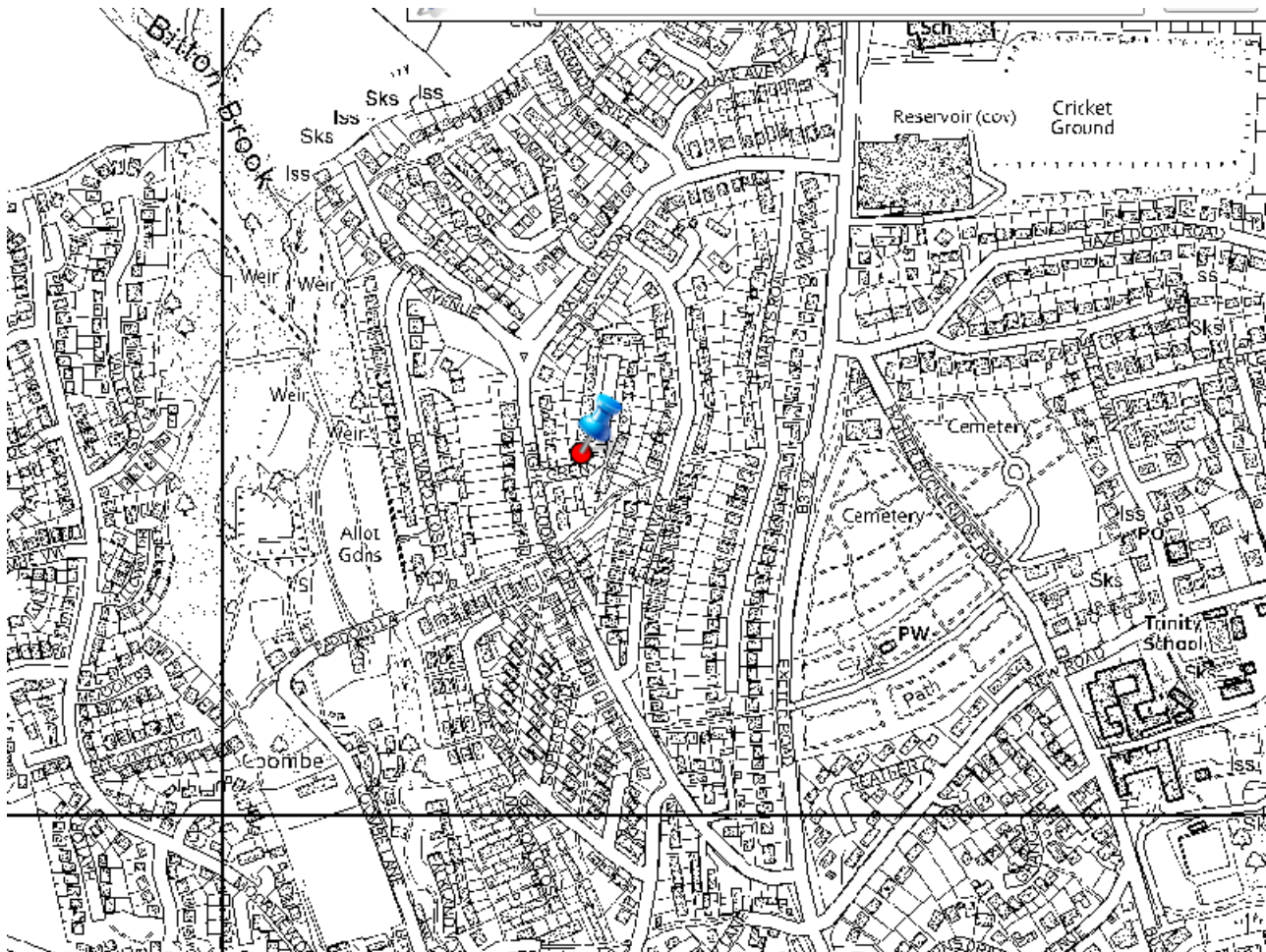
PLANNING COMMITTEE REPORT

2nd SEPTEMBER 2020

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	TEIGNMOUTH - 20/00429/FUL - 2 Grenville Avenue, Teignmouth - New attached dwelling and fenestration alterations to existing dwelling	
APPLICANT:	Mr Heritage And Ms Quinell	
CASE OFFICER	Artur Gugula	
WARD MEMBERS:	Cllr Alison Eden Cllr Jacqui Orme	Teignmouth Central
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00429/FUL&MN	





**20/00429/FUL - 2 Grenville Avenue, Teignmouth
TQ14 9NJ**



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1. REASON FOR REPORT

Teignmouth Town Council have requested the application to be considered by the Planning Committee due to their view that the proposal constitutes overdevelopment.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the below conditions:

1. Time limit for commencement (3 years).
2. To be built in accordance with the approved plans.
3. Car parking to be maintained and retained as per the approved plans.
4. Materials to match the existing dwelling.
5. The boundary treatments to be reinstated following the completion of construction and any changes to boundary treatments shall be agreed in writing by the LPA.
6. Proposal to adhere to enhancement recommendations of the submitted ecological report.

3. DESCRIPTION

Site Description and Proposal

1. The proposal site is located in the north western part of Teignmouth in an area surrounded by residential uses. The site is a corner plot located along Grenville Avenue and currently accommodates a semi-detached two storey property with an attached flat roof garage. Given that this is a corner plot the total amenity space appears to be larger than those of surrounding properties. The frontage of the property is open and makes provision for two parking spaces and a grassed area. There is a side and rear garden surrounded by a timber fence.
2. The proposal put forward seeks approval for a new attached dwelling to the south side of the existing property. The existing garage is proposed to be removed in order to provide space for the new dwelling with two parking spaces per property proposed to the frontage. The design of the house is proposed to match the existing with matching materials and an addition of a pent roofed extruded single storey feature to accommodate a ground floor W/C and utility room for the new dwelling

Relevant Planning History

3. 19/02139/PE – New dwelling – Support for the principle of the development given

Main Issues

The main issues for consideration:

- The principle/sustainability of the development
- Impact on the character of the area and the street scene
- Impact on residential amenity
- Parking provision
- Impact on biodiversity

Principle of the Development

4. The application site is located within the defined Settlement of Teignmouth. As set out within Policy S21A proposals located within the Settlement Limits would be permitted in principle as these locations have been identified as suitably sustainable to accommodate development. On this basis the principle of a new dwelling on this site has been considered acceptable given the residential nature of the area.
5. The size of the corner plot with the plans put forward would provide adequate amenity space for both the existing and the proposed dwelling.

Impact on the character of the area

6. The proposal put forward seeks to mirror the design and materials of the existing dwelling creating a three property terrace. The materials used in the construction of the dwelling have been proposed to match the existing which will be secured via a suitable condition requesting submission of further details should the materials not be matching.
7. There are examples of end of terrace dwellings with planning consent to form an additional dwelling in the side garden in proximity to the site in particular 64 Higher Coombe Drive. Whilst the street scene is characterised by semi-detached dwellings due to sympathetic design and similar arrangements at 64 Higher Coombe Drive the proposed dwelling would assimilate appropriately within the street scene.
8. The boundary treatments surrounding the site currently are proposed to be reinstated following the construction phase. A suitable condition to ensure that the boundaries become reinstated is proposed to ensure appropriate separation between the back to back gardens and parking area at 64/64A Higher Coombe Drive.

Impact on the residential amenity of surrounding properties

9. The proposal has been revised following advice provided under the previous pre-application enquiry (19/02139/PE). The rear raised terrace has been omitted in order to bring forward a proposal acceptable in residential amenity terms. The area is characterised by back to back arrangements with some potential for mutual overlooking between properties on Grenville Avenue and Higher Coombe Drive. The distance between the proposed dwelling and 64/64A Higher Coombe Drive would be approximately 16m and with the existing fence reinstated preventing some overlooking the proposal is consequently acceptable in respect of impact on neighboring residential amenity.

Parking provision

10. Anecdotally, the area often suffers from parking pressures especially in the evenings therefore provision of sufficient parking has been requested from the pre-application stage. The proposal brings forward 4 (2 per dwelling) parking spaces to the frontage of the existing and proposed dwelling which is considered acceptable in order to release on street parking pressures.

Impact on biodiversity

11. The application has been accompanied by an ecological report which has concluded that there is no evidence of bat or nesting bird presence within the site. In order to achieve the desired biodiversity gain resulting from the development the ecology report has suggested the instalment of a bat box, nesting terrace and a bee brick. In order to secure the enhancements a suitable condition is proposed to be imposed ensuring compliance with the recommendations of the report.
12. The site is located within 10 kilometers of the Exe Estuary SPA and Dawlish Warren SAC with the subsequent Appropriate Assessment showing that there would be Likely Significant Effect resulting from the development. The applicant has provided a standard contribution to mitigation measures through a Unilateral Undertaking. The Appropriate Assessment concludes that there would be no effect on the integrity of the European site as the mitigation contribution provided is sufficient.

Conclusion

Overall it has been considered that sub-dividing the application site and erecting a new dwelling is acceptable and conforms to the provisions of policies S1 and S2 of the local plan. The site provides sufficient amenity space to accommodate two dwellings with the proposed parking arrangements mitigating the impact of additional vehicles within the area. The matching design and materials of the new dwelling to the existing ensure that the development would be in-keeping with the character of the street scene. Consequently approval is recommended.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

Policy S1A Presumption in favour of Sustainable Development
Policy S1 Sustainable Development Criteria
Policy S2 Quality Development
Policy S21A Settlement Limits
Policy EN8 Biodiversity Protection and Enhancement
Policy EN9 Important Habitats and Features
Policy EN10 European Wildlife Sites
Policy EN11 Legally Protected and Priority Species

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Full text of consultation responses can be found on the application file.

Devon County Council Highways

Recommend that the Standing Advice issued to Teignbridge District Council is used to assess the highway impacts.

South West Water

No objection subject to prior consent from South West Water if any part of the building would fall within 3 meters of the public sewers

6. REPRESENTATIONS

The application has been advertised via seven neighbor notification letters and no third party contributions have been received.

7. TOWN / PARISH COUNCIL'S COMMENTS

Teignmouth Town Council

Category B if planning officer is minded to approve.

8. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 94.03m². The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceeding this grant of planning permission is 0 m². The CIL liability for this development is £16,425.74. This is based on 94.03 net m² at £125 per m² and includes an adjustment for inflation in line with the BCIS since the introduction of CIL.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

10. HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Business Manager – Strategic Place

TEIGNBRIDGE DISTRICT COUNCIL

PLANNING COMMITTEE

CHAIRMAN: Cllr Mike Haines

DATE: Tuesday 02 September 2020

REPORT OF: Business Manager – Strategic Place

SUBJECT: Appeal Decisions

PLEASE NOTE THAT THE FULL TEXT OF THESE APPEAL DECISIONS IS AVAILABLE ON THE COUNCIL'S WEBSITE

20/00012/REF **KINGSKERSWELL** - Land To Rear Of Mount Pleasant Road Kingskerswell
Appeal against the refusal of planning application
18/01701/MAJ - Approval of details for 34 dwellings
(approval of access, appearance, landscaping, layout and scale)

APPEAL DISMISSED - DELEGATED REFUSAL

20/00029/REF **DAWLISH** - Land At Upper Longlands Dawlish
Appeal against refusal of planning permission
20/00024/FUL - Dwelling

APPEAL DISMISSED – DELEGATED REFUSAL

20/00016/REF **KINGSTEIGNTON** - 9 Leaze Road Kingsteignton
Appeal against the refusal of planning permission for -
19/02487/FUL - New dwelling in grounds with new access

APPEAL DISMISSED – DELEGATED REFUSAL

20/00021/REF **NEWTON ABBOT** - 32 Queen Street Newton Abbot
Appeal against the refusal of planning permission
20/00124/FUL - Proposed Change of Use from Use Class A1 (Retail) to Use Class A3 (Restaurant)

APPEAL ALLOWED - DELEGATED REFUSAL

TEIGNBRIDGE DISTRICT COUNCIL

20/00026/REF **KINGSKERSWELL** - Land Adjacent To Queen Ann's
Cottage North Whilborough
Appeal against the refusal of planning application
19/01909/FUL - Formation of dwelling, garage and
associated works

APPEAL DISMISSED – DELEGATED REFUSAL