

## **PLANNING COMMITTEE**

**17 MAY 2022**

Present:

Councillors Haines, Goodman-Bradbury (Chair), Bradford, Clarence, Colclough, H Cox, Hayes, J Hook, Kerswell, MacGregor, Nutley, Parker and Peart

Members in Attendance:

Councillors Evans, Keeling, and Wrigley

Apologies:

Councillors Jeffery and Nuttall

Officers in Attendance:

Rosalyn Eastman, Business Manager, Strategic Place  
Trish Corns, Democratic Services Officer  
Suzanne Walford, Planning Solicitor  
Gary Crawford, Planning Officer  
Christopher Morgan, Trainee Democratic Services Officer  
John Douglass, Senior Planning Officer

### **78. DECLARATIONS OF INTEREST.**

Councillor J Petherick declared an interest in item 6a as he is related to the applicant. He left the room for the item and so did not vote on it.

### **79. MINUTES**

It was proposed by Councillor Haines and seconded by Councillor Peart that the minutes of the previous meeting be approved and signed by the chair.

A vote was taken, and the minutes were approved.

### **80. PUBLIC PARTICIPATION**

#### **81. 22/00305/HOU - 9 OAK HILL, DAWLISH**

The Business Manager introduced the application.

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

A vote was taken – see attached.

Resolved

That permission be granted subject to the following conditions:

1. Standard 3 year time limit for commencement
2. Development to be carried out in accordance with approved plans
3. Obscured glazing to be installed on northern elevation
4. The proposed extension will be timber framed to reduce carbon impact

a) **21/02720/HOU - Ranworth, Teignmouth (Pages 13 - 14)**

The Planning Officer introduced the application.

Public Speaker, Objector – Spoke on:

- Annex too high
- Overbearing
- Visual impact
- Oversized
- Loss of privacy

Public Speaker, Supporter – Spoke on:

- CIL levy doesn't apply to them
- Family home, not developers
- Aim to increase storage space
- Changes in line with other properties
- Changes are minor
- No loss of privacy

Comments from Councillors included:

- No reasons to refuse
- No overlooking
- Doesn't fit with street scene
- Too high
- Change in shape of ground floor
- Hedge height too short to block sight
- Town council refusal
- CIL should be paid
- Loss of privacy

The Planning Officer advised that the 'dog leg' area remains an outdoor area as it will not be enclosed, and that there would not be a negative material impact.

It was proposed by Councillor Nutley and seconded by Councillor Haines that permission be granted as set out.

A vote was taken – see attached.

Resolved

That permission be granted with the following conditions:

1. Standard time limit
2. Accordance with approved plans
3. Development to proceed only in accordance with the recommendations of the ecology report
4. Nesting bird boxes to be installed prior to first occupation of the annex extension
5. Carbon reduction measures to be submitted to and approved by the LPA prior to the commencement of development

b) **21/02423/FUL- Great Park, Stokeinteignhead (Pages 15 - 16)**

The Planning Officer introduced the application.

Public Speaker, Objector – Spoke on:

- Concerned about setting precedent
- Impact on environment
- Overdevelopment
- Area of great landscape value
- Policy issues

Public Speaker, Supporter

- Organic
- Provides jobs
- Well reviewed
- Affordable for customers
- Steps taken to reduce noise

Comments from Councillors included:

- Concerns are met by conditions
- Tree removal
- Caravan on site

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

A vote was taken – see attached.

Resolved

That permission be granted subject to the following conditions:

1. Works shall proceed in accordance with approved plans.
2. 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 1030pm every day.

3. No external lighting shall be installed on, or in association with the welfare building or pitches, except for low-intensity, PIR motion-activated lights on a short timer (maximum 2 minutes), sensitive to large objects only (to avoid triggering by bats or other wildlife).
4. Visibility splays shall be provided, laid out and maintained for that purpose at the site access in accordance with drawing no. 605 Rev A.
5. The camping site hereby approved shall not provide more than 5 tent pitches and 3 (previously approved) camping pods at any one time.
6. The site shall be used for the purposes of camping with the exception of use by caravans.
7. The camping pitches shall be occupied for holiday purposes only, for no more than three months in any calendar year by any individual occupant, group of individuals or family and shall not be occupied as a main place of residence. The owner shall maintain an up to date register of the detail of all occupiers, including their names and main home addresses, of the camping pitches on the site and shall make it available for inspection at all reasonable times by the local planning authority.

c) **19/00800/MAJ - Bakers Yard, Bishopsteignton (Pages 17 - 20)**

The Business Manager introduced the application.

Public Speaker, Objector – Spoke on:

- Over 50 objectors including Parish Council
- Too many reserved matters
- Not compliant with neighbourhood plan
- Gateway to village
- Lack of pathway
- Lack of parking
- Recommended refusal from Devon County

Public Speaker, Supporter – Spoke on

- Gains outweigh harm
- Only siting call in is relevant to outline application
- Derelict site
- Neighbourhood plan allows site to be developed on
- Half of objections were in last month
- Not overbearing

Comments from Councillors included:

- No reasons to go against recommendation
- Policy issues
- Neighbourhood plan issues
- Employment needs more parking
- Concerns over number of dwellings
- Emphasis should be on employment
- Outside settlement zone
- Not the right application for the site

- Lack of pavement
- Safety concerns
- Traffic generation
- Damage to protected species'
- Changing landscape
- No cycle path
- Principle of development
- Loss of mature trees

It was proposed by Councillor MacGregor and seconded by Councillor J Petherick that permission be refused for reasons concerning highway safety, protected species' and car parking.

It was then proposed by Councillor Haines and seconded by Councillor J Hook that this be amended to refusal on highway grounds, including a lack of green plan.

A vote was held on the amendment – see attached. It was successful, making it the substantive motion.

A vote was taken – see attached.

Resolved

That permission be refused on highway grounds, including safety concerns and lack of green plan.

**Note:**

The decision to refuse this application was against officer recommendation. The committee considered the application unacceptable due to concerns over highway safety which were also raised by Devon County Council.

d) **21/01825/FUL - Quarry Farm Stancott, Chudleigh (Pages 21 - 22)**

The Planning Officer introduced the application.

Public Speaker, Objector – Spoke on:

- Applicants are not farmers
- Plenty of space on site already
- Appeals refused in past
- Significant material change with lack of public consultation
- Against policies
- Removal of trees

Public Speaker, Supporter – Spoke on:

- Business constructed by son
- Judicial review in past
- Application is for agricultural building
- Need for an agricultural store building

## Planning Committee (17.5.2022)

- No impact on area
- No possibility of class Q

Comments from Councillors included:

- No proven need
- Application originally had 60 car parking spaces
- 4 large barns already on site
- Too close to South Hams SAC
- Overdevelopment
- Habitat issues
- Against policy S22
- Parked homes on site
- No justifiable reasons for refusal due to agricultural conditions
- What happens if the building has to be replaced?

The Planning Solicitor advised members that the application as set out must be the basis of the decision.

It was proposed by Councillor Goodman-Bradbury and seconded by Councillor Haines that permission be granted.

A vote was taken – see attached.

Resolved

That permission be granted with the following conditions:

1. The development shall proceed in accordance with the agreed plans.
2. The hereby permitted building shall be utilised for storage purposes in conjunction with the agricultural use of the land and for no other purpose including for any other agricultural purpose.
3. Notwithstanding Section 55(2) of the Town and Country Planning Act 1990 and/or the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no exterior lighting shall be installed on the buildings or elsewhere on the site without the express prior approval in writing of the Local Planning Authority.

### **82. 21/00150/OUT - 27 BADLAKE HILL, DAWLISH**

The Planning Officer introduced the application.

Public Speaker, Supporter – Spoke on:

- Biodiversity
- Separate properties
- Exaggerated increases in size and traffic
- Single building project

Comments from Councillors included:

- Very steep and narrow

- Lots of vehicle movement
- Increase in traffic levels
- Concerned about increased properties in Badlake Hill
- Sensitive area of Dawlish
- Family home
- Applicant would likely be considerate to area

It was proposed by Councillor J Petherick and seconded by Councillor Nutley that decision be deferred following a members' site visit.

A vote was taken – see attached.

Resolved

That decisions be deferred until after a members' site visit.

**83. 21/02744/FUL LAND AT 23 BADLAKE HILL, DAWLISH**

The Planning Officer introduced the application.

Comments from Councillors included:

- Road is steep and narrow
- Lack of visibility onto road
- No accidents but several near misses
- Significant increase in dwellings

It was proposed by Councillor J Petherick and seconded by Councillor Clarence that decision be deferred following a members' site visit.

A vote was taken – see attached.

Resolved

That decisions be deferred until after a members' site visit.

**a) 22/00106/HOU - Doveteign Farm, Teignmouth (Pages 27 - 28)**

The Planning Officer introduced the application.

Public Speaker, Supporter – Provided Statement:

- Growing family
- No neighbours objected
- Not overdevelopment
- Certificate of lawfulness

It was proposed by Councillor Petherick and seconded by Councillor Colclough that permission be granted.

A vote was taken – see attached.

Resolved

That permission be granted with the following conditions:

1. Standard time limit
2. Proceed in accordance with the approved plans
3. Secure measures to ensure ecological gain/enhancement
4. Secure installation of the air source heat pump and solar PVs proposed for carbon reduction purposes.

b) **18/00438/ENF - Stoneybrook (Pages 29 - 30)**

The Enforcement Officer presented the report.

Comments from Councillors included:

- Is this similar to another case in Ashburton?
- Certificate of lawfulness was refused
- Inappropriate siting
- Sustainability
- Character of area

It was proposed by Councillor Colclough and seconded by Councillor Peart that enforcement be carried out.

A vote was taken – see attached.

Resolved

That an ENFORCEMENT NOTICE be issued, and in the event of the notice not being complied with, authorisation be given to take further action as necessary including proceeding to prosecution.

c) **19/00264/ENF Oakmoor Caravan Site (Pages 31 - 32)**

The Enforcement Officer introduced the report

Comments from Councillors included:

- Concerns about homelessness
- Possible to extend compliance period
- Recession concerns
- Could applications on site be approved?

It was proposed by Councillor J Petherick and seconded by Councillor Haines that enforcement be carried out but with a 12 month period for compliance.

A vote was taken – see attached.

Resolved



That an ENFORCEMENT NOTICE be issued with a 12 month compliance period, and in the event of the notice not being complied with, authorisation be given to take further action as necessary including proceeding to prosecution.

**84. MAJOR DECISIONS SUMMARY**

The Committee were updated on Major Decisions in the previous month.

**85. APPEAL DECISIONS - TO NOTE APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE.**

The Committee considered the appeal decisions made by the Planning Inspectorate.

The meeting started at Time Not Specified and finished at Time Not Specified.

Chairman

This page is intentionally left blank

1

Voters	13	For	13	Against	0	Abstain	0
ClIr Bradford-College							
ClIr Clarence-Shaldon & S-t-head							
ClIr Colclough-Ambrook							
ClIr Goodman-Bradbury-DawlishCNE							
ClIr H Cox-Ashburton Buckfast							
ClIr Haines-Kerswell-w-Combe							
ClIr Hayes-NA Bushell							
ClIr J Hook-NA Bushell							
ClIr Kerswell-Bovey							
ClIr MacGregor-Bishopsteignton							
ClIr Nutley-Ashburton Buck'leigh							
ClIr Parker-NA Buckland & Milber							
ClIr Peart-Kingsteignton East							

This page is intentionally left blank

1

Voters	11	For	7	Against	3	Abstain	1
ClIr Bradford-College							
ClIr Clarence-Shaldon & S-t-head							
ClIr Colclough-Ambrook							
ClIr Goodman-Bradbury-DawlishCNE							
ClIr Haines-Kerswell-w-Combe							
ClIr Hayes-NA Bushell							
ClIr J Hook-NA Bushell							
ClIr J Petherick-Dawlish SW							
ClIr MacGregor-Bishopsteignton							
ClIr Nutley-Ashburton Buck'leigh							
ClIr Peart-Kingsteignton East							

This page is intentionally left blank

1

Voters	14	For	13	Against	0	Abstain	1
ClIr Bradford-College							
ClIr Clarence-Shaldon & S-t-head							
ClIr Colclough-Ambrook							
ClIr Goodman-Bradbury-DawlishCNE							
ClIr H Cox-Ashburton Buckfast							
ClIr Haines-Kerswell-w-Combe							
ClIr Hayes-NA Bushell							
ClIr J Hook-NA Bushell							
ClIr J Petherick-Dawlish SW							
ClIr Kerswell-Bovey							
ClIr MacGregor-Bishopsteignton							
ClIr Nutley-Ashburton Buck'leigh							
ClIr Parker-NA Buckland & Milber							
ClIr Peart-Kingsteignton East							

This page is intentionally left blank



1

Voters	14	For	12	Against	1	Abstain	1
ClIr Bradford-College							
ClIr Clarence-Shaldon & S-t-head							
ClIr Colclough-Ambrook							
ClIr Goodman-Bradbury-DawlishCNE							
ClIr H Cox-Ashburton Buckfast							
ClIr Haines-Kerswell-w-Combe							
ClIr Hayes-NA Bushell							
ClIr J Hook-NA Bushell							
ClIr J Petherick-Dawlish SW							
ClIr Kerswell-Bovey							
ClIr MacGregor-Bishopsteignton							
ClIr Nutley-Ashburton Buck'leigh							
ClIr Parker-NA Buckland & Milber							
ClIr Peart-Kingsteignton East							

This page is intentionally left blank

Voters	14	For	14	Against	0	Abstain	0
ClIr Bradford-College							
ClIr Clarence-Shaldon & S-t-head							
ClIr Colclough-Ambrook							
ClIr Goodman-Bradbury-DawlishCNE							
ClIr H Cox-Ashburton Buckfast							
ClIr Haines-Kerswell-w-Combe							
ClIr Hayes-NA Bushell							
ClIr J Hook-NA Bushell							
ClIr J Petherick-Dawlish SW							
ClIr Kerswell-Bovey							
ClIr MacGregor-Bishopsteignton							
ClIr Nutley-Ashburton Buck'leigh							
ClIr Parker-NA Buckland & Milber							
ClIr Peart-Kingsteignton East							

This page is intentionally left blank

1

Voters	11	For	6	Against	5	Abstain	0
ClIr Bradford-College							
ClIr Clarence-Shaldon & S-t-head							
ClIr Colclough-Ambrook							
ClIr Goodman-Bradbury-DawlishCNE							
ClIr Haines-Kerswell-w-Combe							
ClIr Hayes-NA Bushell							
ClIr J Hook-NA Bushell							
ClIr J Petherick-Dawlish SW							
ClIr MacGregor-Bishopsteignton							
ClIr Nutley-Ashburton Buck'leigh							
ClIr Peart-Kingsteignton East							

This page is intentionally left blank

1

Voters	10	For	7	Against	3	Abstain	0
Cllr Bradford-College							
Cllr Clarence-Shaldon & S-t-head							
Cllr Colclough-Ambrook							
Cllr Goodman-Bradbury-DawlishCNE							
Cllr Hayes-NA Bushell							
Cllr J Hook-NA Bushell							
Cllr J Petherick-Dawlish SW							
Cllr MacGregor-Bishopsteignton							
Cllr Nutley-Ashburton Buck'leigh							
Cllr Peart-Kingsteignton East							

This page is intentionally left blank



1

Voters	11	For	10	Against	1	Abstain	0
Clr Bradford-College							
Clr Clarence-Shaldon & S-t-head							
Clr Colclough-Ambrook							
Clr Goodman-Bradbury-DawlishCNE							
Clr Haines-Kerswell-w-Combe							
Clr Hayes-NA Bushell							
Clr J Hook-NA Bushell							
Clr J Petherick-Dawlish SW							
Clr MacGregor-Bishopsteignton							
Clr Nutley-Ashburton Buck'leigh							
Clr Peart-Kingsteignton East							

This page is intentionally left blank

1

Voters	11	For	11	Against	0	Abstain	0
Clr Bradford-College							
Clr Clarence-Shaldon & S-t-head							
Clr Colclough-Ambrook							
Clr Goodman-Bradbury-DawlishCNE							
Clr Haines-Kerswell-w-Combe							
Clr Hayes-NA Bushell							
Clr J Hook-NA Bushell							
Clr Kerswell-Bovey							
Clr MacGregor-Bishopsteignton							
Clr Nutley-Ashburton Buck'leigh							
Clr Peart-Kingsteignton East							

This page is intentionally left blank

1

Voters	11	For	9	Against	2	Abstain	0
ClIr Bradford-College							
ClIr Clarence-Shaldon & S-t-head							
ClIr Colclough-Ambrook							
ClIr Goodman-Bradbury-DawlishCNE							
ClIr Haines-Kerswell-w-Combe							
ClIr Hayes-NA Bushell							
ClIr J Hook-NA Bushell							
ClIr J Petherick-Dawlish SW							
ClIr MacGregor-Bishopsteignton							
ClIr Nutley-Ashburton Buck'leigh							
ClIr Peart-Kingsteignton East							

This page is intentionally left blank

1

Voters	10	For	8	Against	2	Abstain	0
Cllr Bradford-College							
Cllr Clarence-Shaldon & S-t-head							
Cllr Colclough-Ambrook							
Cllr Goodman-Bradbury-DawlishCNE							
Cllr Haines-Kerswell-w-Combe							
Cllr Hayes-NA Bushell							
Cllr J Hook-NA Bushell							
Cllr MacGregor-Bishopsteignton							
Cllr Nutley-Ashburton Buck'leigh							
Cllr Peart-Kingsteignton East							

This page is intentionally left blank