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14 August 2023

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 22nd August, 2023** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **11.00 am**

PHIL SHEARS
Managing Director

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

Substitutes: Councillors Clarence, Gearon, P Parker, Ryan, Wrigley and D Cox

Please Note: The public can view the live streaming of the meeting at Teignbridge District Council Webcasting (public-i.tv) <https://teignbridge.public-i.tv/core/portal/home> with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

AGENDA

PART I (Open to the Public)

1. Apologies for absence.
2. Minutes (Pages 3 - 12)
To confirm the minutes of the last meeting held on 18 July 2023
3. 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.

4. Public Participation

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

5. Planning applications for consideration - to consider applications for planning permission as set out below.

a) 22/01808/FUL - Broom Park, Coombe Rd, Shaldon (Pages 13 - 26)

b) 21/00802/FUL - Higher Mead Farm, Alston Cross, Ashburton (Pages 27 - 34)

6. Tree Preservation Orders

a) TPO E2.29.100 - 17 Gatehouse Close Dawlish (Pages 35 - 38)

b) TPO E2.09.21 - Bradmore Woods, Newton Abbot (Pages 39 - 72)

Any representations or information received after the preparation of the reports and by noon on the Friday before the planning committee will be included in the late updates sheet.

All documents relating to planning applications can be viewed online at www.teignbridge.gov.uk/planningonline. In the case of sensitive applications representations are not placed on the website. All representations are read by the case officer and a summary of the planning matters raised is placed online instead.

7. S73 Major Decisions Summary (Pages 73 - 74)

8. Appeal Decisions - to note appeal decisions made by the Planning Inspectorate. (Pages 75 - 76)

For Information - Upcoming Site Visit Dates

14 September 2023, 19 October 2023, 16 November 2023

PLANNING COMMITTEE**18 JULY 2023**Present:

Councillors C Parker (Chair), Bradford (Vice-Chair), Atkins, Bullivant, Hall, Hook, MacGregor, Nutley, Nuttall, Palethorpe, Parrott, Purser, Sanders, Clarence (Substitute) and Gearon (Substitute)

Members in Attendance:

Councillor Ryan

Apologies:

Councillors Farrand-Rogers, Goodman-Bradbury, J Taylor and Williams

Officers in Attendance:

Kay Fice, Scrutiny Officer

Rosalyn Eastman, Business Manager, Strategic Place

Gary Crawford, Planning Officer

Artur Gugula, Planning Officer

Christopher Morgan, Trainee Democratic Services Officer

Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer

42. MINUTES

It was proposed by Councillor Nutley and seconded by Councillor Purser that the minutes of the previous meeting be signed as a correct record.

A vote was taken – the result was unanimously in favour.

Resolved

That the minutes be agreed as a correct record and signed by the Chair.

43. DECLARATIONS OF INTEREST.**44. CHAIRS' ANNOUNCEMENTS**

The Committee were informed that the date of the next Planning Committee meeting had been moved from 15 August to 22 August at 11am.

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

46. 23/00181/FUL LAND REAR OF 25 BADLAKE HIL, DAWLISH

The Planning Officer presented the application to the Committee

Public Speaker, Supporter – Spoke on:

- Good driveway visibility
- No highways objection
- Confirmed full drainage statement
- Air source heat pumps

Comments from Councillors included:

- Concerns about driveway length
- Concerns about bin collection
- Concerns about drainage
- Concerns about lightspill
- Black metal roof is unattractive
- Possible loss of trees
- Need for improved biodiversity
- Bat/bird boxes
- Support from biodiversity officer
- Control of hedge
-

In response to comments, Officers clarified that:

- Safety measures were in place
- Conditions related to various concerns
- Ensure hedge row remains trimmed

It was proposed by Cllr Bullivant and seconded by Cllr Macgregor that permission be granted subject to the conditions in the report.

An amendment was proposed by Cllr Hook and seconded by Cllr Nuttall that permission be granted subject to the conditions in the report plus an extra condition using policies EM9/EM12 to ensure hedge row compliance.

A vote was taken, see attached – the proposal was accepted and became the substantive motion.

A vote was then taken on the substantive motion – the result was unanimously in favour.

Resolved

That permission be granted subject to conditions addressing the following matters, the precise number and form of which shall be delegated to the Business Manager – Strategic Place:

1. Standard three year time limit
2. Works shall proceed in accordance with approved plans.
3. No part of the development hereby permitted shall be commenced until a programme of percolation tests has been carried out in accordance with

BRE Digest 365 Soakaway Design (2016), and the results approved in writing by the Local Planning Authority.

4. No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority.
5. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to, and obtained written approval from the Local Planning Authority for an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.
6. The dwelling hereby approved shall not be occupied until the bird boxes, bat box and bee brick shown on drawing no. 22/17/04B have been installed in full.
7. Prior to the dwelling reaching damp proof course level, full details and/or samples of the materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.
8. The dwelling hereby approved shall not be brought into use until the parking areas detailed on the approved plans have been completed and these areas shall thereafter be retained for the life of the development.
9. Some Permitted development restrictions on proposed property.
10. Securing Installation of carbon reduction features
11. Ensure hedge row is compliant with policies EM9 and EM12

47. 22/01808/FUL - BROOM PARK, SHALDON

The Planning Officer presented the application to the Committee

Public Speaker, Objector – Spoke on:

- Dwelling too large
- Overdevelopment
- Too close to coast
- Loss of outlook
- Too tall
- Out of character

Public Speaker, Supporter – Spoke on:

- Increased space for members of family
- Air source heat pumps
- Bat/bird boxes
- Dwelling has been moved back as suggested by neighbour
- Limited view from street
- Design based on houses in area
- Provides greater benefit than approved dwelling

Comments from Councillors included:

- Large dwelling

Planning Committee (18.7.2023)

- Moved back by 5.7 meters
- Sloped design
- Overdevelopment/overbearing
- Close to undeveloped coast
- What was difference with original footprint?
- Is there increased loss of light?
- Similar dwellings in Shaldon
- Direction of windows

In response to comments, Officers clarified that:

- There is already outline permission for a dwelling
- Footprint largely unchanged as building is being shifted backwards
- No greater impact caused by change

It was proposed by Cllr Clarence and seconded by Cllr Macgregor that decision be deferred for a Members Site Visit.

A vote was taken, see attached.

Resolved

That decision be deferred for a Members Site Visit.

48. S73 MAJOR DECISIONS SUMMARY

The Committee noted the Major Decisions Summary sheet.

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

The Committee noted the appeals decisions made by the planning inspectorate.

The meeting started at 10.00 am and finished at 11.20 am.

Chair
Cllr Colin Parker

Planning Recorded Vote Roll Call Minute Item 46

COUNCILLORS	FOR	AGAINST	ABSTAIN
CLLR JOAN ATKINS		X	
CLLR PHIL BULLIVANT		X	
CLLR CHRIS CLARANCE		X	
CLLR KEELEY GEARON		X	
CLLR ALEX HALL	X		
CLLR JACKIE HOOK	X		
CLLR ANDREW MACGREGOR		X	
CLLR JOHN NUTLEY	X		
CLLR CHARLES NUTTALL	X		
CLLR DAVID PALETHORPE	X		
CLLR JOHN PARROTT	X		
CLLR STEPHEN PURSER		X	
CLLR SUZANNE SANDERS	X		
CLLR JANET BRADFORD		X	
CLLR COLIN PARKER	X		
TOTAL	8	7	

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Planning Recorded Vote Roll Call

COUNCILLORS	FOR	AGAINST	ABSTAIN
CLLR JOAN ATKINS	X		
CLLR PHIL BULLIVANT	X		
CLLR CHRIS CLARANCE	X		
CLLR KEELEY GEARON	X		
CLLR ALEX HALL	X		
CLLR JACKIE HOOK	X		
CLLR ANDREW MACGREGOR	X		
CLLR JOHN NUTLEY	X		
CLLR CHARLES NUTTALL	X		
CLLR DAVID PALETHORPE	X		
CLLR JOHN PARROTT	X		
CLLR STEPHEN PURSER	X		
CLLR SUZANNE SANDERS	X		
CLLR JANET BRADFORD	X		
CLLR COLIN PARKER	X		
TOTAL	15		

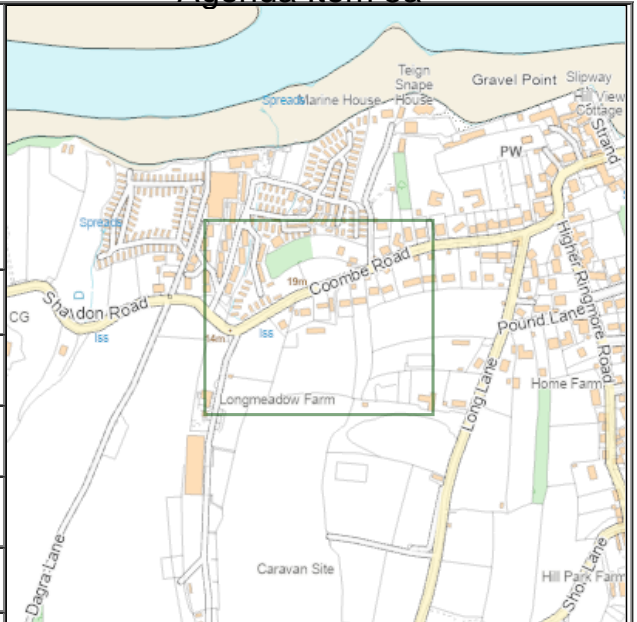
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Planning Recorded Vote Roll Call Minute Item 47

COUNCILLORS	FOR	AGAINST	ABSTAIN
CLLR JOAN ATKINS	X		
CLLR PHIL BULLIVANT		X	
CLLR CHRIS CLARANCE	X		
CLLR KEELEY GEARON		X	
CLLR ALEX HALL		X	
CLLR JACKIE HOOK	X		
CLLR ANDREW MACGREGOR	X		
CLLR JOHN NUTLEY	X		
CLLR CHARLES NUTTALL	X		
CLLR DAVID PALETHORPE	X		
CLLR JOHN PARROTT	X		
CLLR STEPHEN PURSER		X	
CLLR SUZANNE SANDERS		X	
CLLR JANET BRADFORD	X		
CLLR COLIN PARKER		X	
TOTAL	9	6	

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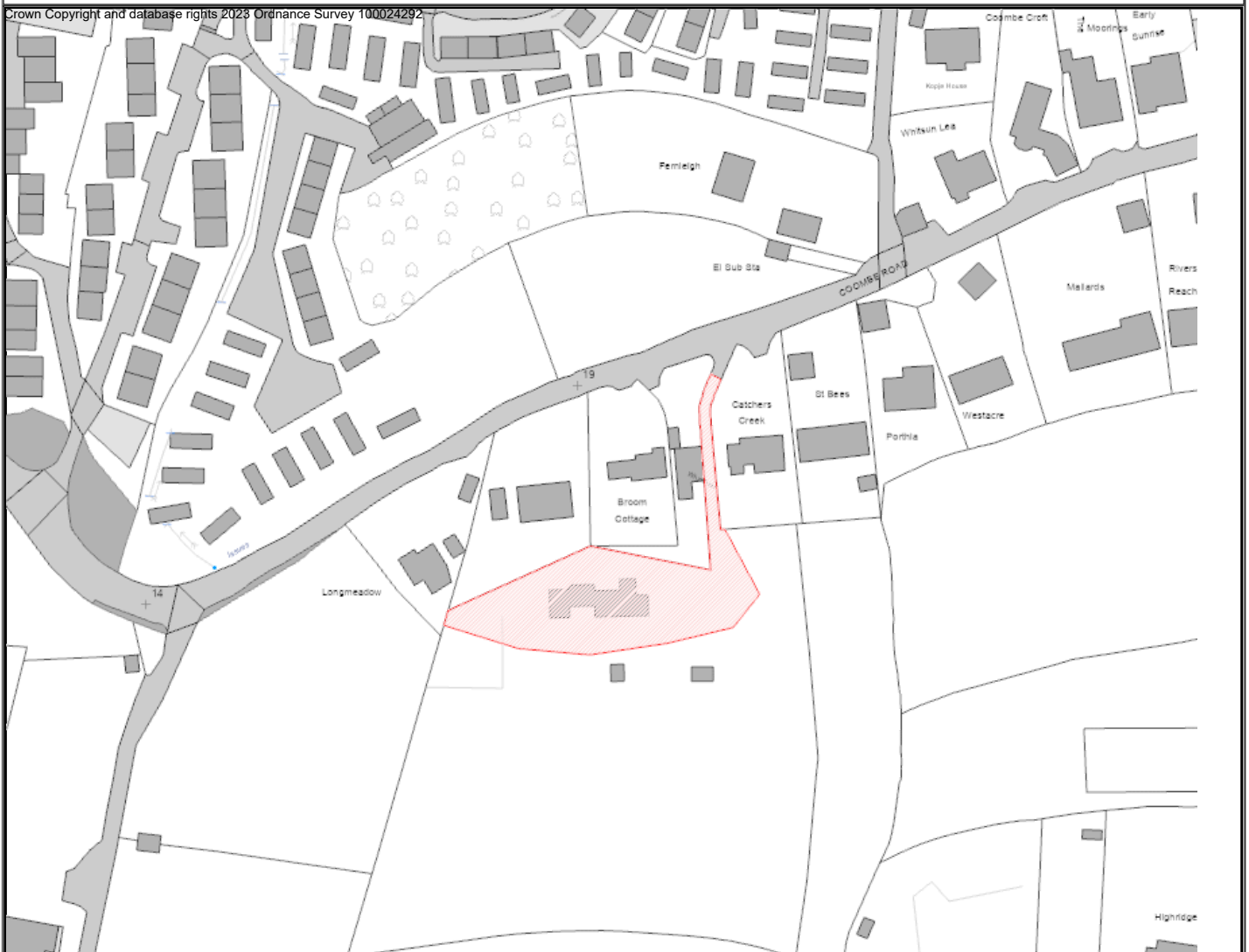
 <p>Teignbridge .gov.uk</p> <p>Planning Committee Report</p> <p>Chairman: Cllr. Colin Parker</p>	
Date	22 August 2023 (deferred for site visit on 18 July 2023)
Case Officer	Artur Gugula
Location	Broom Park Coombe Road Shaldon Devon TQ14 0EX
Proposal	Dwelling and change of use of land to domestic curtilage (Revised scheme)
Applicant	Mr & Mrs Winsborrow
Ward	Shaldon And Stokeinteignhead
Member(s)	Cllr Chris Clarance
Reference	22/01808/FUL



[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED

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1. REASON FOR REPORT

1.1. The parish requested the application to be decided by Planning Committee if Officer recommends approval for the following reasons:

- Overdevelopment of the site
- Encroaching on agricultural land
- Impact on neighbours

2. RECOMMENDATION

PLANNING PERMISSION BE GRANTED

Subject to conditions covering the following matters, the precise number, format and wording of which to be delegated to the Business Manager – Strategic Place

Standard Conditions

- Standard 3-year time limit for commencement
- Accordance with approved plans

Prior to commencement conditions

- Details of slab removal/reduction scheme prior to commencement
- Detail of all proposed site levels including cut/fill required and finished floor levels

Prior to installation/implementation conditions

- Details of materials prior to installation
- Landscaping details and management implemented in first planting season following completion and details prior to implementation
- Details of hard surfaces prior to installation
- Details of boundary treatments including retaining wall prior to installation implemented prior to first occupation
- Details and location of ASHP/GSHP to be submitted prior to installation securing implementation and operation prior to first occupation

Compliance conditions

- Obscure glazing on north elevation
- Removal of PD rights for extensions / outbuildings
- Low transmission glazing to be installed
- Limiting external lighting

- Limiting construction timings
- PV panels to be installed and operational prior to first occupation
- Installation of EV charging point prior to first occupation

3. DESCRIPTION

The site

- 3.1. The application site is situated to the southern side of Coombe Road within the settlement limits of Shaldon. The proposed dwelling would be situated to the south of existing dwellings, Broom Cottage, Longmeadow and Rogues Roost, bounded by agricultural field to the south. Aerial view of site in Figure 1 below.

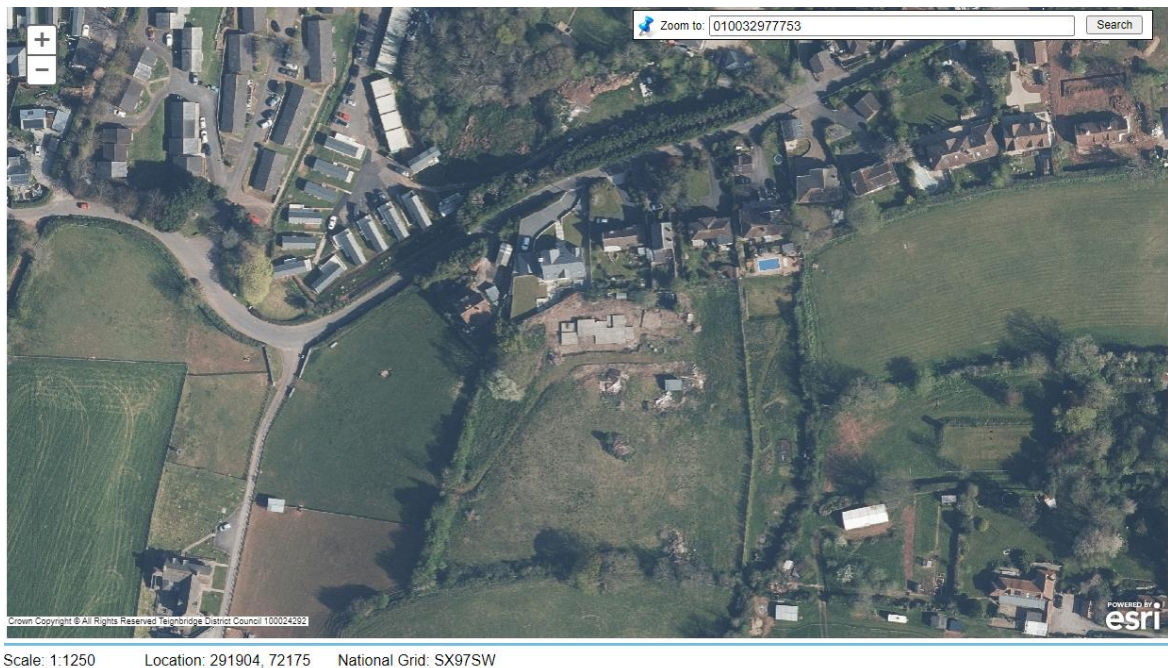


Figure 1: Aerial view of the site.

The proposal

- 3.2. The proposal seeks consent for a new two storey 5-bedroom dwelling with a double cross gable design. The development would include the erection of a new garage and associated hard landscaping as well as an extension to the residential curtilage compared to the existing consent. Part of the existing slab is proposed to be reduced in height (circa 600mm) to provide a patio. New boundary treatments and hedge planting on the north boundary is also proposed. The site layout as proposed is shown in Figure 2 below.

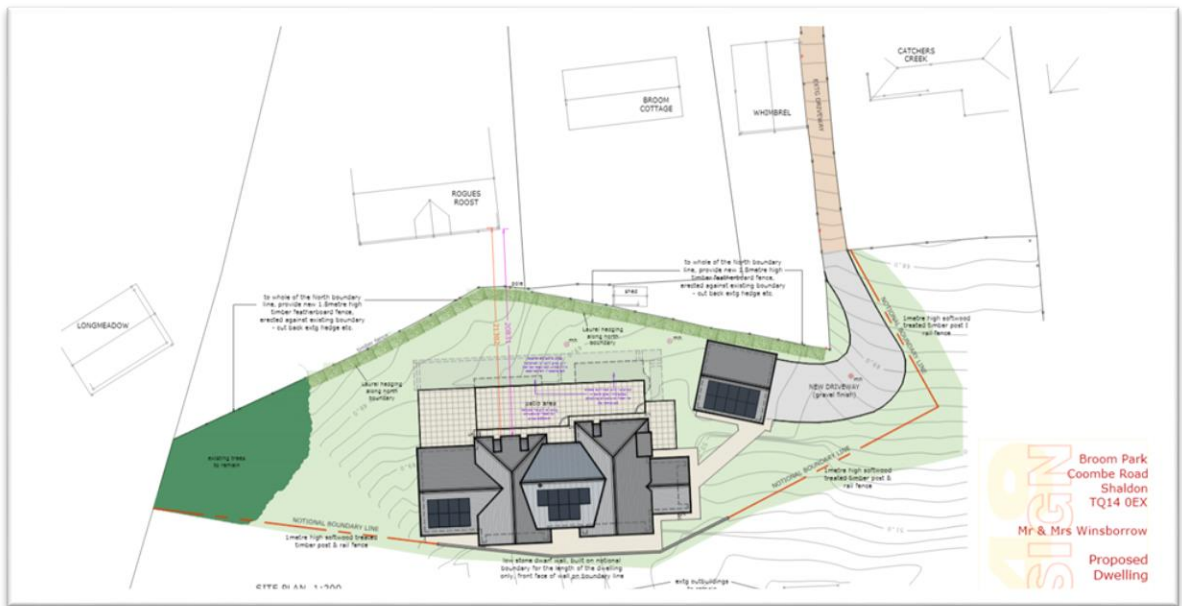


Figure 2: Site Plan as Proposed - Drawing Numbered 22.23.P31

Planning history

- 07/03216/OUT – Outline – dwelling (approval sought for means of access – APPEAL ALLOWED)
- 09/01147/REM – approval of details for the erection of a dwelling (approval sought for appearance, layout, scale and landscape) – APPROVED
- 21/00346/CLDE – Certificate of Lawfulness for confirmation of commencement of works in relation to outline planning permission 07/03216/OUT and 09/01147/REM – APPROVED
- 22/01331/FUL -Dwelling (revised scheme) – REFUSED for the following reasons:
 1. *As a result of the siting, orientation, scale and height of the building, there will be an adverse impact on the level of light and privacy enjoyed by occupants of Rogues Roast and Broom Cottage. The proposal is therefore contrary to Policy S1 of the Teignbridge Local Plan 2013 - 2033.*
 2. *The proposed new dwelling would be contrary to the existing urban grain and pattern of development of Coombe Road and would result in development that would be incompatible with the distinct local character of the surrounding area. Due to the height, depth, width and siting of the new dwelling would appear very cramped within the plot and the proposal would result in an overdevelopment of the site. The proposal would be contrary to Policies S1(Sustainable Development Criteria) and S2 (Quality Development) of the Teignbridge Local Plan 2013-2033*

Principle of development

- 3.3. The proposal site is located mostly within the settlement limits of Shaldon defined within Local Plan Policy S21A. The Policy sets out that development is permitted in principle within settlement limits providing that other relevant policies of the Local Plan are complied with.
- 3.4. Policy S21 applies specifically to the villages within the District including Shaldon and sets out that the villages are appropriate locations for limited development which meets their social and economic needs, protects their rural character and is consistent with the need to minimise travel. The policy also sets out that proposals will only be permitted where it can be demonstrated that it will not have adverse impact on the integrity of the South Hams SAC.
- 3.5. In considering the principle of the development of one dwelling in this location it is important to consider the planning history of the site which forms a significant material planning consideration. Currently, the site accommodates foundations/slab which have been constructed under outline planning consent 07/03216/OUT (allowed on appeal) and subsequent reserved matters approval 09/01147/REM referred to thereafter as 'approved dwelling'. It is understood that no further work took place on the dwelling following the construction of the slab. In any case the approved dwelling works have been subject to a certificate of lawfulness approval under 21/00346/CLDE which established that the development has commenced lawfully and can be implemented. On that basis, it is considered that there is a genuine fallback position of a dwelling being constructed on the site. Given the planning status of the site it is considered that the principle of development for one dwelling in this location is acceptable.
- 3.6. The proposal also seeks permission for change of use of part of adjacent agricultural land to domestic curtilage. The reasoning for this will be set out further in the report. In any case the part of the land proposed to change use formally falls outside of the defined settlement limits of Shaldon and thus, shall be regarded as development in the open countryside. Consequently, in assessing the acceptability of this part of the proposal in principle it is necessary to apply provisions of Policy S22. The policy sets out that development in the open countryside will be strictly managed and sets out the uses permitted in principle. Proposals for extensions or change of use to domestic curtilage are not specifically precluded within the policy. A change of use of land to domestic curtilage does not result in any presumptions in the future for the creation of a new dwelling. Taking this and the extent of land for which the change is sought into account, in this instance the relatively modest incursion beyond the existing settlement boundary is considered acceptable. This is subject to compliance with other the requirements of Policy S22 and other relevant policies of the Local Plan. It is also considered appropriate to assess the betterment of the scheme compared to the approved dwelling specifically in relation to impact on neighboring properties and carbon emission reduction measures. This assessment is made as part of following sections in this report.
- 3.7. It is also acknowledged that the proposed change of use would encroach on land which falls within the Local Plan Undeveloped Coast designation and is subject to the provisions of Policy EN2. The policy seeks protection, maintenance and enhancement of the character and landscape of the undeveloped coast. The policy also sets out that development which would have a detrimental effect on the character of the undeveloped coast and estuaries will not be permitted.

Furthermore, the policy sets out criteria which new development shall comply with otherwise it would be regarded as inappropriate. Criterion (a) is permissive of minor alterations in line with Policy WE8 which relates to householder development. In this instance when considering if the development is appropriate in an Undeveloped Coast location it is necessary to consider the fallback position of the approved dwelling. If the approved dwelling was to be delivered a proposal for extension to the domestic dwelling would be considered under provisions of Policy WE8 and other relevant policies. In any case such would likely be considered acceptable in principle for the purposes of Policy EN2. The principle is applied in the same way to this application. The assessment of the visual impact will be undertaken further in the report.

Impact on character of the area

- 3.8. The proposal seeks permission for a large two storey 5-bedroom dwelling with a detached garage. The dwelling features a double crossed gable design with hipped roofs on the north elevation and balcony gables to the south. The proposed footprint of the building is approximately 220sqm. To the north of the dwelling some of the existing slab is to be utilised as a patio with the level reduced by approximately 600mm. The remainder of the slab is to be removed. The dwelling is to incorporate a range of materials including render, timber cladding, natural stone and standing seam metal cladding. The roof is proposed to incorporate a mixture of standing seam and natural slate.
- 3.9. The general character of the area (mainly Coombe Road) is typical of an edge of village location where properties are aligned along the road. There are various styles of dwellings within the area however most are now relatively large detached 2/3 storey properties. On the south side of the road properties are set back from the frontage into the sloping (up) topography. The street scene is dominated by access drives, vegetation and low-level boundary walls which are mostly rendered. The prevailing facing material is render however a wide range of materials is present including, timber cladding, brick, and stone.
- 3.10. There are a number of properties in the vicinity which have undergone significant re-modeling or have been re-placed featuring a similar palette of materials to the proposal. These include Greenloaning, Stocklea, Roges Roost, Whare Pini and Darwin.
- 3.11. Policies S1 and S2 of the Local Plan seek for new proposals to maintain the character of the area as well as integrate well with the site's context. Policy EN2 seeks for developments to protect, maintain, and enhance the distinctive character of the local landscape and seascape. Whilst the proposal is for a large dwelling with a mixture of materials it is considered that this is consistent with the general character of the area. The impact on the immediate street scene will be limited as the dwelling is located behind the existing line of properties. On that basis views of the site are likely to be obscured by existing development and the undulating landscape. Potential for wider views of the site have also been considered given that the site is located at the rural edge of the village with the dwelling sited on higher ground than the existing properties. The potential for most significant views is from across the Estuary to the north. It is considered that whilst the dwelling will be visible it will be seen in a cluster with existing development and thus would not result in an unacceptable harmful impact to the wider landscape.

3.12. Furthermore, in respect of quality of development consideration has been given to the recent planning history on the site and one of the reasons for refusal on application reference 22/01331/FUL. The second refusal reason sets out the following:

The proposed new dwelling would be contrary to the existing urban grain and pattern of development of Coombe Road and would result in development that would be incompatible with the distinct local character of the surrounding area. Due to the height, depth, width and siting of the new dwelling would appear very cramped within the plot and the proposal would result in an overdevelopment of the site. The proposal would be contrary to Policies S1 (Sustainable Development Criteria) and S2 (Quality Development) of the Teignbridge Local Plan 2013-2033.

3.13. The current proposal seeks to address the above by setting the dwelling back from the northern boundary by approximately 5.7m. The overall height and depth of the dwelling remains unchanged however it is considered that the setting back of the dwelling is sufficient to appropriately address the cramped appearance compared to the refused scheme. The setting back results in the need for change of use of land to residential curtilage. With the proposed extension to the domestic curtilage, it is considered that the site plot is sufficiently generous to accommodate the proposal. Consideration should also be given to the fallback prospect of the approved dwelling which would be sited on a very similar footprint to the refused scheme (albeit would be smaller in its scale).

3.14. In respect of the overall impact of the proposal on the character of the area and quality of development it is considered that the proposal accords with the provisions of Policies S1, S2 and WE8 of the Local Plan.

3.15. In order to ensure high quality design and compliance with the above policies it is appropriate to secure the following details via conditions:

- Details of facing and roofing materials
- Details of soft landscaping and its management
- Details of hard surfaces
- Details of boundary treatments including retaining wall on the south boundary
- Details of proposed site levels, finished floor levels and cut/fill

Impact on residential amenity of neighboring properties

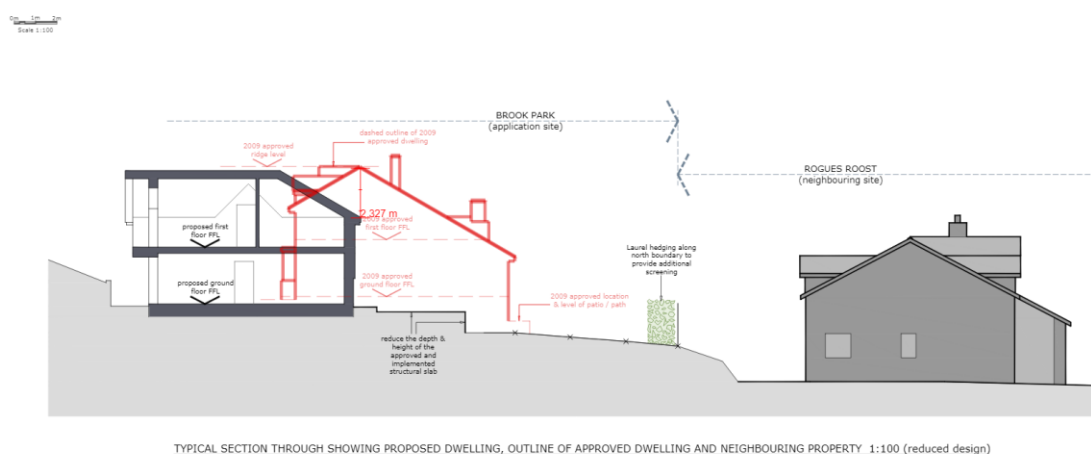
3.16. In respect of assessing impact of the proposal on neighboring properties it is important to identify the properties which could be affected. These are located adjacent to the northern boundary. In respect of Longmeadow and Catchers Creek it is considered that due to the angle and separation distance there would be no unacceptable impact on their amenity.

3.17. The other three closest properties are Rouges Roost, Broom Cottage, and Whimbrel with separation distances from the proposal of approximately 20m, 31m and 30m respectively at the closest points. The impact on privacy as a result of overlooking, overbearing and outlook are the necessary residential amenity

considerations in this instance and have been raised as concerns in the submitted public representations.

- 3.18. Policy S1 sets out the basis for assessing proposals against the sustainable development criteria. In this case criterion (e) seeks for new development to perform well in respect of their impact on residential amenity including privacy outlook and natural light.
- 3.19. It is also noted that the submitted public representations have brought attention to specific elements included in the 2018 consultation draft Teignbridge Design Guide (TDG). It shall be noted that the document has not been adopted as a Supplementary Planning Document (SPD) or Development Plan Documents (DPD) thus holds very limited weight in decision making. In any case some of the principles set out within the document can be used as guidance and advice with the details aligned to relevant Local Plan Policies that in general seek to deliver Quality Design.
- 3.20. In respect of assessing overbearing impact and outlook on properties located to the north (Roges Roost, Broom Cottage and Whimbrel) it is necessary to pay attention to the separation distance in the context of the mass and height of the proposal. The proposed dwelling at the closest point would be located 20.8m away from Roges Roost. The height of the proposed dwelling to the ridge of the gable/hip is 6.4m however it shall be noted that these high points are set back further from Roges Roost (24.6m) due to the hipped roofs of the projecting cross gables. The eaves height and thus the highest point located closest to Roges Roost is 4.1m. It is noted that the proposal achieves the 20m separation advised within the TDG to allow sufficient privacy. The TDG also suggests that the minimum separation distance between 2 buildings should be twice the building height with allowance for level change. It has been suggested in one of the contributions that the level difference is approximately 4m. On that basis, the highest closest point with adjustment for levels would be 8.1m. The figure multiplied by two gives a suggested separation distance of 16.2m. In addition, considering the highest ridge point with levels adjustment and multiplied by two would result in a suggested separation distance of 20.8m. In both cases the separation distance is greater than 20m as well as greater than that advised with level change adjustment.
- 3.21. The consideration of overall massing is also important. The north elevation of the dwelling has been designed to minimise the number of windows in the interest of privacy. In order to reduce the overbearing impact of a relatively blank wall material change and pattern has been introduced, including timber cladding, standing seam metal cladding, stone facing and render. In addition, the projecting cross gables feature hipped roofs to move height away from the northern boundary. The LPA is also mindful of the fallback position of the approved dwelling with the current scheme assessed on the basis to ensure that no greater impact is created. Whilst the height of the proposed dwelling would be greater than that of the approved the length would remain the same. The application submission included a comparative cross-section showing the proposal with the approved dwelling overlay (Figure 3). It is considered that the proposed dwelling will have no greater impact than the approved dwelling. The ridge height does not exceed the approved ridge height. The proposed eaves are located in line with approved ridge and are set 2.3m below the approved ridge. The setting back of the dwelling away from the boundary helps to reduce the overbearing impact whilst allowing for a

new design and accommodation of two stories. It is considered that the proposal would allow for sufficient view of sky to avoid infringement on outlook and perception of being overbearing. On that basis the proposal does not result in greater impact than the approved dwelling.



TYPICAL SECTION THROUGH SHOWING PROPOSED DWELLING, OUTLINE OF APPROVED DWELLING AND NEIGHBOURING PROPERTY 1:100 (reduced design)

Figure 3: Comparative cross section submitted as part of the revised plans.

- 3.22. Considering the above in respect of overbearing impact and loss of outlook in the context of Broom Cottage and Whimbrel it is concluded that there would be no greater impact from the proposal than that of the approved dwelling and thus it is considered acceptable. This is due to the separation distances being greater and the properties being located at an angle to the north-east overall reducing the perception of the mass of the proposed building.
- 3.23. In considering the impact on privacy of the neighbouring properties the proposal has been revised to arrange balconies and most windows looking to the south away from other properties. The number of windows on the south elevation has been minimised as well as mostly serving rooms which are not bedrooms or other main living areas. In any case a condition requiring all windows on the south elevation to be obscured is recommended.
- 3.24. The proposal also incorporates the finished floor levels to be lower than those of the approved dwelling. Concerns have been raised in respect of potential overlooking from the patio to the north of the proposed dwelling. The separation from the patio to Rogues Roost, Broom Cottage and Whimbrel would be approximately 15m, 25m and 26m respectively. The distances are considered appropriate given that it is proposed to reduce the patio level by 600mm (the existing slab to be utilised for part of the patio). In addition a 1.8m fence with a hedge along the northern boundary is proposed which will allow to introduce further mitigating separation. The scheme for reduction of the slab, details of the fence and details/management of the hedge are all recommended to be secured via condition.
- 3.25. Consideration is also given, to the impact of the garage which is single storey in nature and thus because of existing boundary treatments will not result in unacceptable impact on residential amenity of the neighboring properties.
- 3.26. Finally, in respect of impact of overshadowing the previous refused application (22/01331/FUL) included a sun-path analysis (within the Planning Statement) which demonstrates that the scheme did not result in significant increase in

overshadowing of neighboring properties compared to the approved dwelling
Whilst there is no sun-path analysis for the current scheme it is considered due to being set back any impact will be reduced and thus acceptable.

- 3.27. Consequently, for the reasons above the proposal is considered acceptable in respect of criterion (e) of Policy S1 bearing in mind the fallback position of the approved dwelling.
- 3.28. In the interest of neighboring amenity on a sensitive plot as well as to ensure the appearance of the dwelling is consistent with the character of the area it is considered necessary to impose a condition removing permitted development rights for alterations and extensions to the building as well as incidental outbuildings.

Ecology and biodiversity

- 3.29. The proposal site is located adjacent to but not within Cirl Bunting Breeding Territories and the South Hams SAC Landscape Connectivity Zone. Some concerns have been raised in respect of the increased area of glazing compared to the approved dwelling however it is considered that such can be sufficiently mitigated via a condition requiring low light transmission glazing to be installed. Due to the location adjacent to the above areas on the edge of an open countryside location it is also required to limit the external lighting and limit the construction work to avoid work beyond dusk. The proposed hedge on the northern boundary is considered to bring biodiversity enhancement with details of its management secured via a landscaping condition.

3.30. Highway and traffic safety

- 3.31. The proposal utilises an existing access off Coombe Road with a driveway between Whimbrel and Catchers Creek. The access has been created to serve the approved dwelling. There is sufficient turning spaces in front of the garage. It is considered that there is sufficient parking to serve the dwelling. Given that the access is existing with a fallback position of serving the approved dwelling the proposal is considered acceptable in highway and traffic safety terms.

Flood risk and drainage

- 3.32. The proposal is located within Flood Zone 1 and is not within any Critical Drainage Area or other surface water flooding area for concern. On that basis there are no in principle concerns raised in respect of flood risk and drainage relating to the development. The submitted detail indicate that 3 soakaways will be utilised to accommodate surface water from the development. The viability of the infiltration has been established as part of the approved scheme therefore the proposed surface water strategy is considered acceptable. It is also indicated that foul water will be connected to the main sewer. Overall, the proposal is acceptable in flood risk and drainage terms in compliance with Policy EN4.

Carbon/climate change

- 3.33. The proposal is subject to requirements of Policies S7 and EN3 which set the LPA's carbon emissions reduction targets and the need for developments to demonstrate how that will be achieved. The submitted plans and supporting information include a range of measures to address the requirements of the

policies which include use of ground/air source heat pumps and installation of solar PV on the dwelling and garage. The implementation of these is recommended to be secured via appropriate conditions.

- 3.34. In addition, the proposal would be constructed to the latest Building Regulations requirements. This is of particular importance when comparing the proposal against the fallback approved dwelling. The Devon Building Control Partnership has confirmed that the approved dwelling benefits from a 'live' Building Regulations application commenced in 2010 and thus would be assessed against the regulations from 2010. On that basis given the much-increased standard to the latest regulations the proposed dwelling would result in much improved efficiency especially relating to the carbon footprint of the building during operation
- 3.35. Finally, Policy S9 seeks for new developments to promote electric vehicle charging infrastructure and thus it is appropriate to secure via condition the installation of one charging point within the site to serve the development.

Planning balance

- 3.36. In accordance with the review of the proposal above it is considered that it would result in no greater harm than the established fallback position of the approved dwelling and thus is in accordance with the relevant policies of the Local Plan. In addition, the new proposal will bring greater benefits in respect of climate change mitigation at the operational stage compared to the approved scheme.
- 3.37. It is considered that very limited harm would be resultant from encroachment of part of the domestic curtilage onto open countryside and Undeveloped Coast land beyond the settlement boundary of Shaldon. In this case such is afforded very limited weight as the proposal broadly accords with the provisions of Policy EN2. Compliance with other provisions of the Local Plan, the established fallback position and climate change mitigation measures proposed are all given significant weight.
- 3.38. Consequently, in the absence of other relevant material planning considerations the benefits and circumstances of the scheme as well as compliance with the development plan outweigh the very limited harm resultant from the change of use of the land. Therefore, subject to suggested conditions approval is recommended.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

- S1A Presumption in favour of Sustainable Development
- S1 Sustainable Development Criteria
- S2 Quality Development
- S7 Carbon Emission Targets
- S9 Sustainable Transport
- S11 Pollution
- S21A Settlement Limits
- S22 Countryside
- EN2 Undeveloped Coast
- EN3 Carbon Reduction Plans
- EN8 Biodiversity Protection and Enhancement

- EN11 Legally Protected and Priority Species
- EN12 Woodlands, Trees and Hedgerows

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Devon Building Control

- Confirmation of live Building Regulation application for approved dwelling
- Commencement on site on 8th December 2010
- Further approved dwelling works would be subject to Building Regulations enforced in 2010

TDC Biodiversity Officer

Initial comment dated 2nd November 2022

- Reduction of windows desirable
- Conditions requested as below
- Timings of work conditioned
- Limiting external lighting
- Low transmission glazing

Response to revised plans 18th April 2023

- Laurel hedge acceptable
- No objection to change of use of land

6. REPRESENTATIONS

6.1. There have been 7 letters of objection received raising the following points as summarised:

- Unreasonable overlooking from windows and balconies to the north (prior to revisions)
- Harmful impact from increase in scale and height to the properties on the northern boundary
- Minimum separation as set out within the guidelines cannot be achieved utilising the existing slab
- Existing foundations/slab excessive
- Dwelling will not integrate into surroundings due to height and towering impact
- Proposal fails to meet separation guidelines in respect of privacy
- Overdevelopment of small backland plot
- Height, mass and scale is overbearing
- Raised garden patio utilising existing slab causing overlooking
- Proposed landscaping scheme counter productive
- Proposal fails to reflect local design
- Proposal encroaches on the undeveloped coast
- Further letter in response to the applicants letter from the occupiers of Rogues Roost received raising no new issues otherwise not covered within the report

7. TOWN / PARISH COUNCIL'S COMMENTS

7.1. Shaldon Parish Council has raised the following comments as summarised:

- Object on the basis of overdevelopment, impact on neighbours, declassification of part of the land
- Request to go to Planning Committee
- Response to revised scheme raising the same objections

8. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 380.16 sqm. 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 0. The CIL liability for this development is £112,934.56. This is based on 380.16 net m² at £200 per m² and includes an adjustment for inflation in line with the BCIS since the introduction.

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.

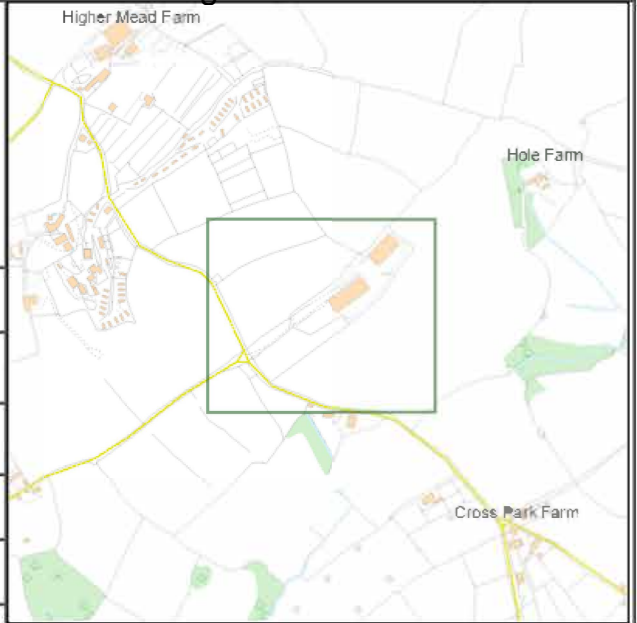
Business Manager – Strategic Place

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Planning Committee Report

Chairman: Cllr Colin Parker

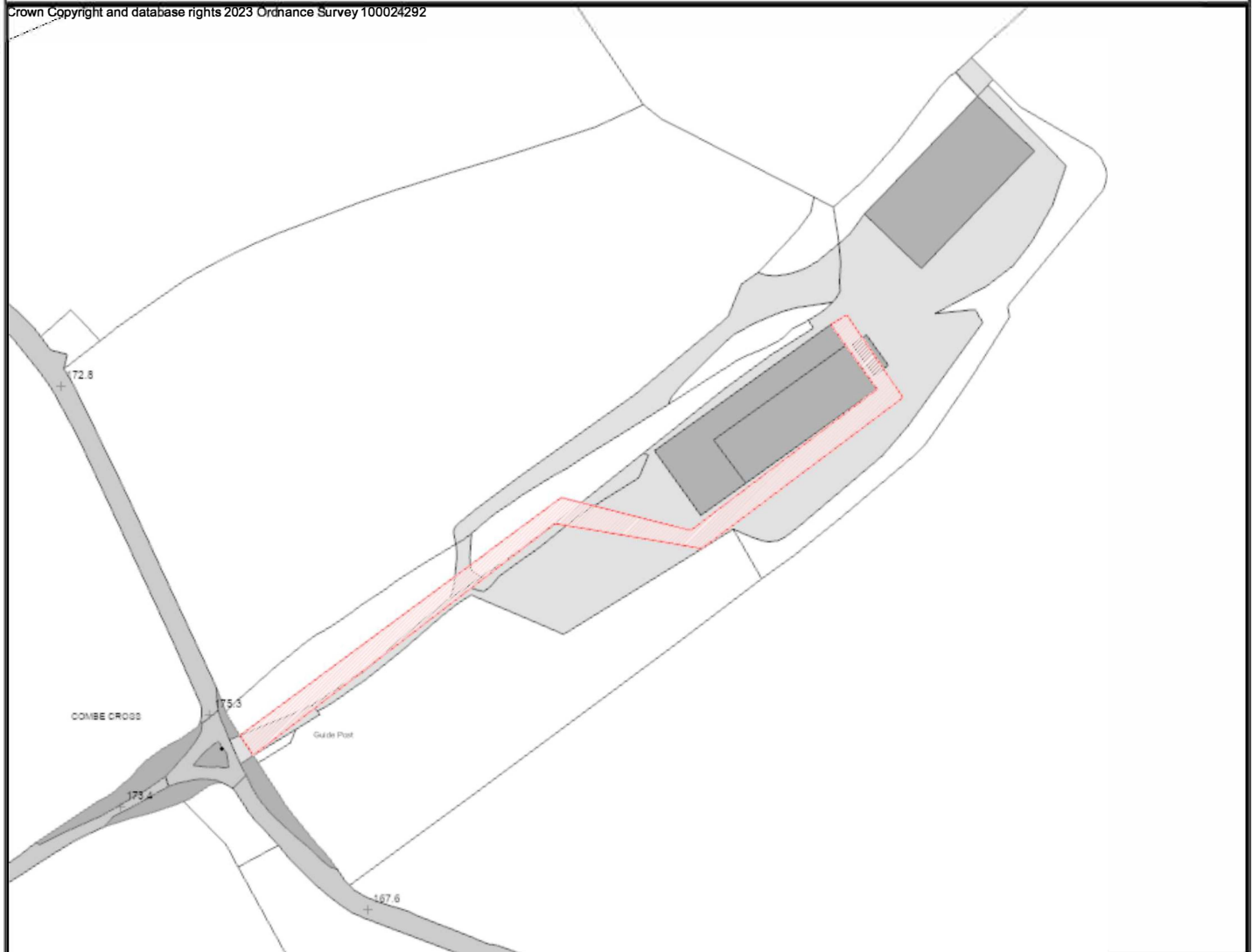


Date	22 August 2023
Case Officer	Declan Rooney
Location	Higher Mead Farm Alston Cross Ashburton Newton Abbot TQ13 7LJ
Proposal	Retention of temporary farm dwelling
Applicant	Mr P Parker
Ward	Ashburton And Buckfastleigh
Member(s)	Cllr Huw Cox, Cllr John Nutley, Councillor Stuart Rogers
Reference	21/00802/FUL

[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED

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1. REASON FOR REPORT

1.1 This applicant is an elected Councillor.

2. RECOMMENDATION

PLANNING PERMISSION BE GRANTED

Subject to conditions covering the following matters, the precise number, format and wording of which to be delegated to the Business Manager – Strategic Place

1. The development hereby permitted shall be carried out in accordance with the application form and the following approved plans/documents:

Date Received	Drawing/reference number	Description
07 May 2021	TM58B.A1	Site Location Plan
07 May 2021	TM58B.P1 PROPOSED	Block Plan
07 May 2021	TM58B.P2	combined plan

REASON: In order to ensure compliance with the approved drawings.

2. The occupation of the dwelling hereby approved shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 of the Town & Country Planning Act 1990, or in forestry, or a dependent of such person residing with him or her, or a widow or widower of such a person, and to any resident dependents.

REASON: The Local Planning Authority's policy for this rural area is to resist the erection of dwellings which are not essential to the needs of local agriculture, in accordance with Policy WE9.

3. The permission for the temporary agricultural worker's dwelling hereby granted shall expire three years from the date of this permission.

Thereafter the building hereby permitted including the dwelling shall be removed and the land restored to its former condition on or before the expiry of three years, in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain control over and review the need for the development which is of a type which could become detrimental to the amenities of the locality if granted permanent consent in accordance with Policies S2 and WE9.

1. DESCRIPTION

Site Description and Proposal

- 2.1. The application relates to Higher Mead Farm, a 250 acre working cattle and sheep farm. There are two main large agricultural buildings on site, used to house livestock. A temporary trailer dwelling was sited on the land in 2019 for the farmer's son, who assists with agricultural work.

2.2. The surrounding area is rural in character. Ashburton is approximately 2.5 kilometres north-west of the site.

2.3. The applicant wishes to retain an existing temporary farm dwelling. As such, retrospective planning permission is sought. The farm dwelling is a trailer of approximately 12.8 meters by 6 meters. It will be sited between the two existing main livestock buildings on the farm. It is located directly adjacent to an existing septic tank. The dwelling will be constructed from brown horizontal shadow gap uPVC wood effect cladding with a pitched roof constructed from anthracite grey profile steel tiles.

Relevant Planning History

2.4. No relevant planning history

Main considerations

- Principle of development/sustainability
- Impact on character and visual amenity if the open countryside
- Impact on residential amenity of surrounding properties
- Land drainage/flood risk
- Highway safety

Principle of development

2.5. According to the Teignbridge LDP Policy WE9, dwellings for workers in agriculture, forestry or other rural businesses will be permitted in the open countryside provided that:

- a) There is an essential functional need arising from the business for a full time worker to be housed on site
- b) The business unit is of sufficient size to require a full time employee, is economically viable and has clear prospects of remaining so; and
- c) There are no dwellings on the holding which could meet the need, and no such dwellings have been sold in the previous 3 years

2.6. According to an Agricultural Need Appraisal undertaken by a private consultant, due to the number and type of livestock present on site there is considered to be a need for a worker to live on site in order to provide attention to the animals 24 hours a day. Whilst there is an existing residential unit on the farm, this is over a mile away from where the livestock are located. The Agricultural Need Appraisal states that there needs to be a worker stationed within sight and sound of the farm buildings which house the livestock due to the vulnerability of the baby calves and younger weaned calves to veterinary emergencies. Additionally, this dwelling is currently occupied by the business partner and father of the aspirant occupant of the additional worker's dwelling proposed in this application. According to an Annual Labour Requirement analysis submitted with the Agricultural Needs Appraisal, there is a need for two full time workers to be present on site. Since the existing residential unit on site is occupied, there is considered to be a need for an additional worker's dwelling on site, in line with

criterion (a) of Teignbridge LDP Policy WE9. An additional consideration is that, according to the Agricultural Needs Appraisal, the proposed number of livestock require there to be a person available at all times and therefore two dwellings would usually be required on a holding so that an element of cover can be provided. This is so that one person does not need to be available 24/7, which would be a near impossible requirement for one worker to fulfil. As such, the proposal is considered to be compliant with criterion (a) of the Teignbridge LDP Policy WE9.

2.7. According to the Agricultural Need Appraisal, Higher Mead Farm has been an established business for 15 to 20 years and has been profitable for most of the time. Whilst in the last two financial years losses were recorded due to the need to destock for medical reasons since one of the farming partners fell ill, and due to a one-off investment in fencing and repairs. Appendices I, II and III to the Agricultural Needs Appraisal provide forward budgets for the Standard Holding the same size and type as the applicant's holding. According to three consecutive years of projected net profits, the level of profitability of the business is considered sufficient to provide a living for two workers living on the holding, according to the agricultural consultant. The Ashburton Town Council was in agreement with this conclusion. The proposed development is therefore considered to be compliant with criterion (b) of the Teignbridge LDP Policy WE9.

2.8. Finally, criterion (c) of the Teignbridge LDP Policy WE9 requires for consideration to be made for whether or not the need for worker's housing could be met through improvements to existing accommodation on the site. According to the Agricultural Needs Appraisal, the existing accommodation at Higher Mead Farm is over 1 mile by road from the main farm buildings where the majority of the vulnerable livestock will be housed. As previously mentioned, it is necessary for a worker to be present 24 hours a day within sight and sound of the buildings where the livestock are located due to the vulnerability of calves to medical emergencies. As such, it would not suffice for the second worker to share the existing dwelling on site as it is not close enough to the livestock to enable the detection of any veterinary emergencies that arise. The proposed temporary dwelling is sited between the two farm buildings in which the livestock are housed. As such, the proposed development is considered to be compliant with criterion (c) of the Teignbridge LDP Policy WE9.

2.9. As such, due to its compliance with criteria (a) to (c) of the Teignbridge LDP Policy WE9, the development is considered to be acceptable in principle.

2.10. Policy WE9 puts forward further requirements, criteria (d)-(j), for the dwelling if it is acceptable in principle due to compliance with criteria (a) to (c). Criterion (d) states that permission for a temporary dwelling will be granted for the first 3 years, in order to assess the longer term application of criteria a) to c) of this policy. A 3 year permission is considered appropriate to allow time for the preparation of an application for a permanent dwelling AND to permit time for the changed nature of the business to become bedded in and fully established. Criterion (e) applies only to proposed permanent dwellings, which is not relevant for this proposal for a temporary dwelling. Criterion (h) states that the occupation of the temporary dwelling must be limited to the worker and any dependent family solely. The floor plans indicate that only one main bedroom is proposed, with an additional small bedroom with two single beds presumably for children, hence indicating compliance with this criterion. Finally, criterion (j) states that it must be demonstrated that the proposal is located such that it will not impact the South Hams SAC.

2.11. Criteria (f), (g) and (i) relate to design and as such will be assessed in the following section.

Impact upon the character and visual amenity of the area/open countryside

2.12. According to Policy S2 of the Teignbridge LDP, new development should be designed specific to the place and characteristics of the site. The mobile home is located in an existing cluster of farm buildings and as such, it is not felt that its addition will cause a significant detrimental impact on the openness of the countryside landscape. The dwelling will also be well screened from public viewpoints as it will be set back significantly from the nearest public highway on a long drive of approximately 120 meters. The dwelling will also be positioned to the rear of an existing farm building which will further screen it from public view. The dwelling will be constructed from brown horizontal shadow gap uPVC wood effect cladding with a pitched roof constructed from anthracite grey profile steel tiles. These materials are neutral, natural colours which will not create an alien addition to the landscape.

2.13. Policy WE9 of the Teignbridge LDP states that new worker's dwellings must be limited to a size to meet the established functional need of the dwelling (criteria g), that it must be discretely located, should be grouped with existing buildings (criteria f) and designed to reflect traditional Devon styles (criteria i). The proposed temporary dwelling is modest in size, with a total floor area of approximately 78 square meters. Additionally, the mobile home is discretely located and grouped between the two main livestock buildings on site and, as previously mentioned, is set back from the highway by a 120 meter long drive. As such, the proposed temporary dwelling is considered to be compliant with the design criteria of the Teignbridge LDP Policy WE9.

Impact on residential amenity of surrounding properties

2.14. There are no residential properties in proximity to the proposed temporary dwelling. The proposed dwelling is surrounded by farm buildings for livestock and open countryside. As such, no significant amenity impacts are anticipated as a result of the proposal.

Land drainage/flood risk

2.15. The site is not located within any flood zones, however, it is located within a Critical Drainage Area.

2.16. The mobile home is located on an area of gravel which surrounds the adjacent barn. According to a Flood Risk Assessment submitted by the applicant, runoff from the barn and mobile home have been discharging to the ground through the gravel with no direct connection to any watercourse. The proposal will not have an impact on the Critical Drainage Area as there is no connection to a watercourse or increase in impermeable area as a result of the planning application. Therefore, this development is considered to be in accordance with the Teignbridge LDP Policy EN4.

Highway safety

2.17. The new dwelling will share an access with the existing farm buildings which have had use of this access for some time. As such, no changes in access to the highway will occur as a result of the proposal. There is a large area of hardstanding surrounding the temporary dwelling which is considered sufficient to accommodate the additional parking demand resulting from the proposal.

3. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

- S1A Presumption in favour of Sustainable Development
- S1 Sustainable Development Criteria
- S2 Quality Development
- S22 Countryside
- WE9 Rural Workers' Dwellings
- EN2A Landscape Protection and Enhancement
- EN4 Flood Risk

National Planning Policy Framework

National Planning Practice Guidance

4. CONSULTEES

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

- 4.1. Agricultural Consultant: Supports the application

5. REPRESENTATIONS

- 5.1. The application was advertised by way of site notice. No representations received.

6. TOWN / PARISH COUNCIL'S COMMENTS

- 6.1. **Ashburton Town Council:** Support the application. Based on an agricultural assessment with predictions for future income provided by the applicant, it is considered that the future income of the farm is sufficient to support 2 separate dwellings.

7. COMMUNITY INFRASTRUCTURE LEVY

- This development is not liable for CIL because:
 - It is development of buildings for which planning permission is granted for a limited period

8. 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.

11 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.

Rosalyn Eastman

Business Manager – Strategic Place

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PLANNING COMMITTEE REPORT

CHAIRMAN: Cllr. Colin Parker



SUBJECT: The District of Teignbridge (17 Gatehouse Close, Dawlish) Tree Preservation Order 2023
E2/29/100

WARD COUNCILLORS Cllr Linda Goodman-Bradbury Dawlish North East
Cllr Rosie Dawson
Cllr Martin Wrigley



Image 1 Aerial image showing the approximate extent of the protected Oak trees crown (outlined in red).

RECOMMENDATION

The Planning Committee is recommended to resolve that:

The District of Teignbridge (17 Gatehouse Close, Dawlish) Tree Preservation Order 2023 is confirmed unmodified.

1. PURPOSE

The District of Teignbridge (17 Gatehouse Close, Dawlish) Tree Preservation Order 2023 protects a single native Oak tree located within the garden of 17 Gatehouse Close, Dawlish.

The provisional tree preservation order (TPO) was served on 23 May 2023. The provisional protection will cease on 23 November 2023, if it is not confirmed.

2. BACKGROUND

The provisional TPO was made following concerns that the tree may be pruned in an unsympathetic way and to such an extent that will be detrimental to the amenity value of the tree and its long-term health.

Local Planning Authorities (LPAs) have a duty under Part VIII Section 197 of the Town and Country Planning Act 1990 (TCPA) to ensure the protection of trees by making TPOs where it is considered necessary. Section 198 of the TCPA states LPAs may make a TPO if it appears to them to be "expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area".

Further guidance may be found in National Planning Policy Guidance "Tree Preservation Orders and trees in conservation areas"

3. REASON

The tree is visible from Gatehouse Close, The Paddock and the surrounding residential properties (Image 2). The tree contributes to the visual amenity of the area. The loss of, or harsh pruning of the tree would have a detrimental impact upon the visual amenity of the area.



Image 2 Google Streetview image of tree (outlined in red) as seen from the east on Gatehouse Close.

The tree has an amenity rating of 17. The suitable benchmark rating for inclusion within a tree preservation order is 15. See Appendix I

Owing to the importance of the tree within the local landscape, The District of Teignbridge (17 Gatehouse Close Dawlish) Tree Preservation Order 2023 was made and served on 23 May 2023.

One letters of objection has been received.

The objections can be summarised as follows:

- Personal safety and prevention of damage to property.
- Poorly managed in the past causing an unbalanced form.
- The tree obstructs light.

Officer Comment:

- An inspection of the tree was undertaken by the TDC tree officer prior to making of the TPO. No significant defects were observed, and no evidence has been submitted to support the claims that the tree represents an unreasonable level of risk to either the tree owner, or any of the adjacent properties.
- The tree has been actively managed in the past, this includes crown lifting over the surrounding gardens, pruning back from the closest dwelling and general crown reduction works. Given this past management the tree is of atypical form for the species, however it is still an attractive and significant amenity feature.
- Trees inevitably cast shade; however, this is transient as the sun moves across the sky during the day. The tree grows to the west of the objector's property so will only cast shade in the latter parts of the day. It should also be noted the crown is lifted to a considerable degree, and this is the best way to increase ambient light levels under the crown of a tree.

4. SUSTAINABILITY IMPLICATIONS

Trees in urban areas are a vital component of a sustainable future, serving to absorb CO², create oxygen and filter pollutants that exacerbate conditions such as eczema and asthma, as well as providing shade and screening and a softening of the built environment. Trees provide a sense of place, habitat for fauna and flora, as well as uplifting the spirits of many people.

5. FINANCIAL IMPLICATIONS

None

6. OPTIONS

The Planning Committee can decide to:

- Confirm the Tree Preservation Order unmodified
- Not to confirm the Tree Preservation Order

Rosalyn Eastman

Business Manager – Strategic Place

TEIGNBRIDGE DISTRICT COUNCIL

APPENDIX I

AMENITY EVALUATION RATING FOR TPOs

TPO No:	E2/29/100	Site Visit Date:	22 May 2023
TPO Name:	The District of Teignbridge (17 Gatehouse Close, Dawlish) Tree Preservation Order 2023	Effective Date:	23 May 2023
Address	17 Gatehouse Close, Dawlish, Devon, EX7 0EG,	TPO Designation	Tree
Rating	17	Surveyed by:	Stuart Baker
Reason for TPO	The tree contributes to the amenity and character of the area and is considered under threat from lopping and topping		

1. <u>Size – height x spread</u>	score	6. <u>Suitability to area</u>	score
1 very small 2-5m ? 2 small 5-10m ? 3 small 10-25 ? 4 medium 25-50m ? 5 medium 50-100m ? 6 large 100-200m ? 7 very large 200m ? +	5	1 Just suitable 2 Fairly suitable 3 Very suitable 4 Particularly suitable	3
2. <u>Life expectancy</u> 1 5-15 yrs 2 15-40 yrs 3 40-100yrs 4 100yrs +	3	7. <u>Future amenity value</u> 0 Potential already recognised 1 Some potential 2 Medium potential 3 High potential	0
3. <u>Form</u> -1 Trees which are of poor form 0 Trees of not very good form 1 Trees of average form 2 Trees of good form 3 Trees of especially good form	1	8. <u>Tree influence</u> -1 Significant 0 Slight 1 Insignificant	0
4. <u>Visibility</u> 1 Trees only seen with difficulty or by a very small number of people 2 Back garden trees, or trees slightly blocked by other features 3 Prominent trees in well frequented places	2	9. <u>Added factors</u> <i>If more than one factor relevant maximum score can still only be 2</i> 1 Screening unpleasant view 1 Relevant to the Local Plan 1 Historical association 1 Considerably good for wildlife 1 Veteran tree status	1
5. <u>Other trees in the area</u> 0.5 Wooded surrounding 1 Many 2 Some 3 Few 4 None	2	10. <u>Notes and total score</u> Reasonable for inclusion within the TPO	17

Typical useful life expectancy of common trees.

300+ Yew
 200-300 Oak, Sweet Chestnut, Plane, Sycamore, Lime
 150- 200 Scots Pine, Hornbeam, Beech, Tulip Tree, Norway Maple, Lebanon Cedar
 100 - 150 Ash, Spruce, Walnut, Red Oak, Horse Chestnut, Field Maple, Monkey Puzzle, Mulberry, Pear.
 70 - 100 Rowan, Whitebeam, Apple, Cedar, Catalpa, Robinia, Ailanthus
 50 - 70 Poplars, Willows, Cherries, Alders, Birches.

ADD EACH FACTOR TOGETHER 1+2+3+4+5+6+7+8+9 = Rating figure
 (The suitable benchmark rating for inclusion within a TPO is 15)

PLANNING COMMITTEE REPORT

CHAIRMAN: Cllr Colin Parker



SUBJECT: The District of Teignbridge (Land centred on and surrounding Bradmore Woods, Newton Abbot) Tree Preservation Order 2023.
E2/09/21

WARD COUNCILLORS Cllr Robert Steemson Haytor

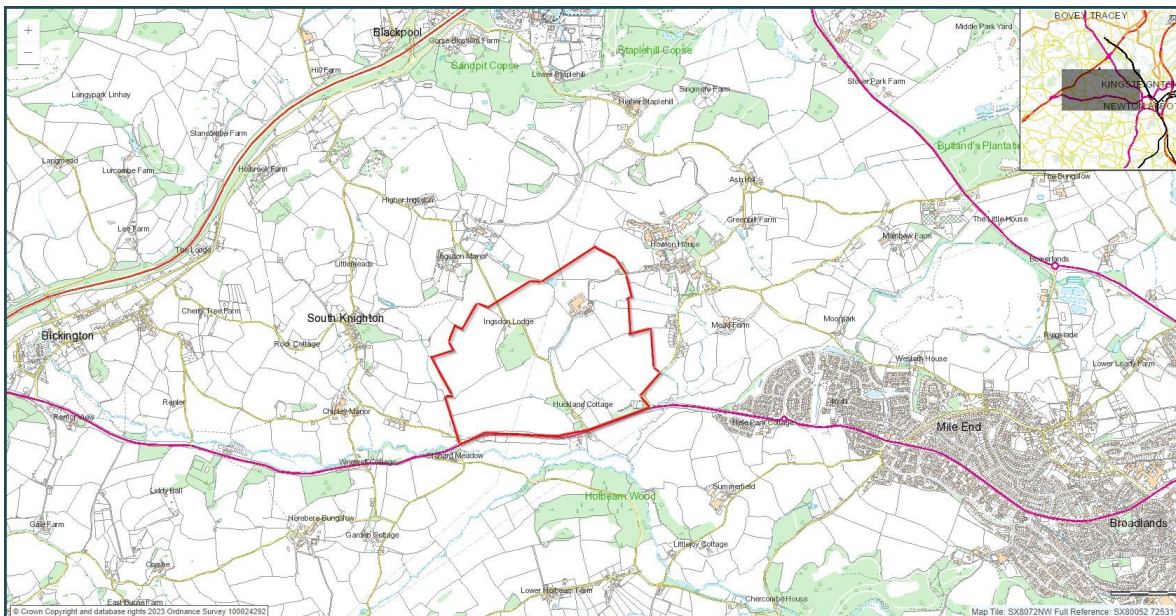


Image 1: Outline (in red) of the GC13: Bradmore New Neighborhood development in the proposed submission (Regulation 19) version of the Teignbridge Local Plan 2020-2040.

RECOMMENDATION

The Planning Committee is recommended to resolve that:

The District of Teignbridge (Land centred on and surrounding Bradmore Woods, Newton Abbot) Tree Preservation Order 2023 is confirmed subject to the modifications listed in this report.

1. PURPOSE

The District of Teignbridge (Land centred on and surrounding Bradmore Woods, Newton Abbot) Tree Preservation Order 2023, protects trees growing at Bradmore Woods NGR 281937 72461, Ingsdon.

The provisional tree preservation order (TPO) was served on 3 March 2023. The provisional protection will cease on 3 September 2023, if the TPO is not confirmed.

TEIGNBRIDGE DISTRICT COUNCIL

An objection was received to the making of the TPO and the Planning Committee are now required to determine the matters relating to the confirmation of the TPO.

The Planning Committee is asked to confirm this TPO subject to the modifications listed within this report.

2. BACKGROUND

The provisional TPO was made following the publication of the proposed submission (Regulation 19) version of the Teignbridge Local Plan 2020-2040.

This trees within this TPO are within the Local Plan allocation GC13: Bradmore New Neighbourhood, Newton Abbot. Which is a 70 hectare site of 1050 new homes. As is our standard procedure at Teignbridge District Council a precautionary TPO has been made to protected trees on the allocation site.

Local Planning Authorities (LPAs) have a duty under Part VIII Section 197 of the Town and Country Planning Act 1990 (TCPA) to ensure the protection of trees by making TPOs where it is considered necessary. Section 198 of the TCPA states LPAs may make a TPO if it appears to them to be “expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area”.

Further guidance may be found in National Planning Policy Guidance “Tree Preservation Orders and trees in conservation areas”

3. REASON

The trees grow within a site allocated within the emerging local plan for future development. There is a threat to the trees prior to, during and post development.

The trees contribute to the current and future visual amenity of the area. The loss of these trees would have a detrimental impact upon the visual amenity of the area and any tree removal should be considered as part of the overall planning for the site and should not be undertaken before plans are developed. In due course, the granting of planning permission may overtake the protection provided through this Preservation Order, but retained trees would continue to be protected.

Amenity assessments have been undertaken based on small/medium trees and large trees and their amenity ratings were 20 and 21 respectively. The suitable benchmark rating for inclusion within a tree preservation order is 15 (Appendix I).

Owing to the importance of the trees within the current and future local landscape a provisional TPO was made.

TEIGNBRIDGE DISTRICT COUNCIL

One letter of objection has been received. Full details of the objection received can be viewed in the Aspect Tree Consultancy Objection dated 13/04/2023.

The objections can be summarised as follows:

- The trees are of poor, and declining quality with limited life expectancy.
- The trees have limited significance and/ or visual amenity.
- There is an inherent conflict with the emerging proposed allocation of land for development at Bradmore (Draft Policy – GC13).
- Objection to the inclusion of Ash trees within the TPO.
- The TPO plan is difficult to read.
- Objection is raised to the inclusion of 23 tree records (details listed within the objection letter dated 13.04.2023).

Ilington Parish Council has commented on the making of the TPO, as follows:

The Parish Council Support an order and would welcome more trees to be preserved and protected in that area.

Officer Comments:

Objection: The trees are of poor, and declining quality with limited life expectancy.

This tree preservation order has been made to capture a site currently used for agriculture and recreational provision. It captures a tree population at single point in time, capturing trees with a diverse age and condition classes.

The appropriateness of individual tree retention and removal needs to be considered holistically at the time of the formal planning application and the planning process is sufficiently robust to allow this to occur. The TPO ensures the trees remain, to allow this process to take place.

If works are required to trees in the meantime, a process exists where this active management can take place via an exempt works notification or tree works application and we would encourage the tree owners to do this in order that the trees that are on site are in the best health / form.

The trees have limited significance and/ or visual amenity.

Within the current land use, it could be argued that some of the trees within this TPO have limited significance in the landscape. However, by the inclusion of this site within the proposed local plan allocation for housing, it is also reasonable to argue the future amenity value of the trees will be elevated.

TEIGNBRIDGE DISTRICT COUNCIL

The TPO amenity assessment supports the inclusion of even the smaller trees within the TPO.

There is an inherent conflict with the emerging proposed allocation of land for development at Bradmore (Draft Policy – GC13).

The TPO does not conflict with the emerging local plan, on the contrary the TPO is part of Teignbridge Council's standard procedures with respect of land allocation within the local plan. The TPO prevents ad-hoc removal of trees prior to the determining the respective allocations and subsequent applications. The TPO will also provide protection to the trees during the construction phase and post occupation.

The appropriateness of individual tree retentions and removals should be considered during the planning application process or in advance through tree works applications as required.

Objection to the inclusion of Ash trees within the TPO.

The development of Ash dieback disease in more established trees is difficult to predict, with the symptoms varying considerably from year to year. Those trees included within the TPO are considered to be of sufficiently good vitality and structural condition for inclusion within the order.

If works are required to trees a process exists where this can take place either via an exempt works notification or tree works application.

The TPO plan is difficult to read.

This is agreed. The provisional TPO is accompanied by a plan at a scale of 1:4250 and this is difficult to read. If the TPO is confirmed it should include a modified plan, at a more appropriate scale, so that the tree symbols and tree numbers can be easily seen.

Objection is raised to the inclusion of 23 tree records (details listed within the objection letter dated 13.04.2023).

The submitted comments have been reviewed and the following modifications have been made to the TPO schedule and plan:

Tree Number	Species	Modification
T29	Maple	Species changed to Whitebeam in the schedule.
T31	Oak	Species changed to Ash in the schedule.
T41	Monkey puzzle	Species changed to Maple in the schedule.
T49	Oak	Tree number updated to read T49 within the first schedule.
T62	Oak	Location on the plan has been amended.
G7	Alder	This group has been removed from the TPO Plan and schedule.

4. SUSTAINABILITY IMPLICATIONS

Trees in urban areas are a vital component of a sustainable future, serving to absorb CO², create oxygen and filter pollutants that exacerbate conditions such as eczema and asthma, as well as providing shade and screening and a softening of the built environment. Trees provide a sense of place, habitat for fauna and flora, as well as uplifting the spirits of many people.

5. FINANCIAL IMPLICATIONS

None.

6. OPTIONS

The Planning Committee can decide to:

- Confirm the Tree Preservation Order in a modified form as shown in Appendix II.
- Confirm the Tree Preservation Order in a modified form as considered appropriate by the Planning Committee.
- Not to confirm the Tree Preservation Order and allow it to lapse.

Rosalyn Eastman
Business Manager – Strategic Place

TEIGNBRIDGE DISTRICT COUNCIL

APPENDIX I

TEIGNBRIDGE DISTRICT COUNCIL

AMENITY EVALUATION RATING FOR TPOs
(Small / Medium sized trees)

TPO No:	E2/09/21	Site Visit Date:	6 February 2023
TPO Name:	The District of Teignbridge (Land centred on and surrounding Bradmore Woods, Newton Abbot) Tree Preservation Order 2023.	Effective Date:	3 March 2023
Address	Land At Bradmores Wood NGR 281937 72461, Ingsdon, Devon, ,	TPO Designation	Small / Medium sized trees
Rating	20	Surveyed by:	Stuart Baker
Reason for TPO	The trees collectively contribute to the amenity and character of the area by providing a setting to and screening of a Site allocated in the Regulation 19 draft of the Teignbridge Local Plan 2020 to 2040. Trees are considered under threat from future development pressure.		

<p>1. <u>Size – height x spread</u></p> <p>1 very small 2-5m² 2 small 5-10m² 3 small 10-25² 4 medium 25-50m² 5 medium 50-100m² 6 large 100-200m² 7 very large 200m² +</p>	Score	<p>6. <u>Suitability to area</u></p> <p>1 Just suitable 2 Fairly suitable 3 Very suitable 4 Particularly suitable</p>	Score
<p>2. <u>Life expectancy</u></p> <p>1 5-15 yrs 2 15-40 yrs 3 40-100yrs 4 100yrs +</p>	3	<p>7. <u>Future amenity value</u></p> <p>0 Potential already recognised 1 Some potential 2 Medium potential 3 High potential</p>	3
<p>3. <u>Form</u></p> <p>-1 Trees which are of poor form 0 Trees of not very good form 1 Trees of average form 2 Trees of good form 3 Trees of especially good form</p>	1	<p>8. <u>Tree influence</u></p> <p>-1 Significant 0 Slight 1 Insignificant</p>	1
<p>4. <u>Visibility</u></p> <p>1 Trees only seen with difficulty or by a very small number of people 2 Back garden trees, or trees slightly blocked by other features 3 <u>Prominent trees in well frequented places (Future value)</u></p>	3	<p>9. <u>Added factors</u></p> <p><i>If more than one factor relevant maximum score can still only be 2</i> 1 Screening unpleasant view 1 Relevant to the Local Plan 1 Historical association 1 Considerably good for wildlife 1 Veteran tree status</p>	1
<p>5. <u>Other trees in the area</u></p> <p>0.5 Wooded surrounding 1 Many 2 Some 3 Few 4 None</p>	2	<p>10. <u>Notes and total score</u></p> <p>Not Reasonable for inclusion within the TPO</p>	20

TEIGNBRIDGE DISTRICT COUNCIL

AMENITY EVALUATION RATING FOR TPOs

(Large trees)

TPO No:	E2/09/21	Site Visit Date:	6 February 2023
TPO Name:	The District of Teignbridge (Land centred on and surrounding Bradmore Woods, Newton Abbot) Tree Preservation Order 2023.	Effective Date:	3 March 2023
Address	Land At Bradmores Wood NGR 281937 72461, Ingsdon, Devon, ,	TPO Designation	Large trees
Rating	21	Surveyed by:	Stuart Baker
Reason for TPO	The trees collectively contribute to the amenity and character of the area by providing a setting to and screening of a Site allocated in the Regulation 19 draft of the Teignbridge Local Plan 2020 to 2040. Trees are considered under threat from future development pressure.		

<p>3. <u>Size – height x spread</u></p> <p>1 very small 2-5m² 2 small 5-10m² 3 small 10-25² 4 medium 25-50m² 5 medium 50-100m² 6 large 100-200m² 7 very large 200m² +</p>	Score 5+	<p>7. <u>Suitability to area</u></p> <p>1 Just suitable 2 Fairly suitable 3 Very suitable 4 Particularly suitable</p>	Score 4
<p>4. <u>Life expectancy</u></p> <p>1 5-15 yrs 2 15-40 yrs 3 40-100yrs 4 100yrs +</p>	2	<p>8. <u>Future amenity value</u></p> <p>0 Potential already recognised 1 Some potential 2 Medium potential 3 High potential</p>	2
<p>4. <u>Form</u></p> <p>-1 Trees which are of poor form 0 Trees of not very good form 1 Trees of average form 2 Trees of good form 3 Trees of especially good form</p>	1	<p>9. <u>Tree influence</u></p> <p>-1 Significant 0 Slight 1 Insignificant</p>	1
<p>5. <u>Visibility</u></p> <p>1 Trees only seen with difficulty or by a very small number of people 2 Back garden trees, or trees slightly blocked by other features 3 <u>Prominent trees in well frequented places (Future value)</u></p>	3	<p>10. <u>Added factors</u></p> <p><i>If more than one factor relevant maximum score can still only be 2</i> 1 Screening unpleasant view 1 Relevant to the Local Plan 1 Historical association 1 Considerably good for wildlife 1 Veteran tree status</p>	1
<p>6. <u>Other trees in the area</u></p> <p>0.5 Wooded surrounding 1 Many 2 Some 3 Few 4 None</p>	2	<p>11. <u>Notes and total score</u></p> <p>Not/Reasonable for inclusion within the TPO</p>	21

TEIGNBRIDGE DISTRICT COUNCIL

APPENDIX II

TREE PRESERVATION ORDER

Town and Country Planning Act 1990

The District of Teignbridge (Land centred on and surrounding Bradmore Woods, Newton Abbot) Tree Preservation Order 2023.

The Teignbridge District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990, hereby make the following Order

Citation

1. This Order may be cited as **The District of Teignbridge (Land centred on and surrounding Bradmore Woods, Newton Abbot) Tree Preservation Order 2023.**

Interpretation

- 2. (1) In this Order “the authority” means the Teignbridge District Council
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

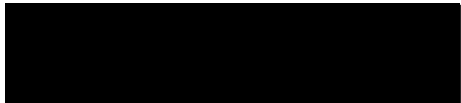
- 3. (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall:
 - a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,
 any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 3 March 2023

Signed on behalf of the Teignbridge District Council



Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER

~~This Order was confirmed by the Teignbridge District Council without modification on the~~

~~Date:~~

~~OR~~

This Order was confirmed by the Teignbridge District Council, subject to the modifications indicated by:

- the substitution of the original Schedule 1 (which is shown deleted by a black line) with the new substituted Schedule 1, which is marked "Substituted Schedule 1"
- the substitution of the original Plan (which is shown deleted by a black line) with the new substituted Plan, which is marked "Substituted Plan"

Date:

Signed on behalf of the Teignbridge District Council

.....

Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by Teignbridge District Council on:

Date:

Signed on behalf of the Teignbridge District Council

.....
Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the Teignbridge District Council on the [INSERT DATE] by a variation order under reference number [INSERT REFERENCE NUMBER TO THE VARIATION ORDER] a copy of which is attached:

Signed on behalf of the Teignbridge District Council

.....
Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by the Teignbridge District Council on the:

Date:

Signed on behalf of the Teignbridge District Council

.....
Authorised by the Council to sign in that behalf

FIRST SCHEDULE**SPECIFICATION OF TREES**

TREES SPECIFIED INDIVIDUALLY
(Encircled in black on the map)

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T1	Oak	282126/72451
T2	Ash	282135/72454
T3	Oak	282291/72120
T4	Beech	282331/72031
T5	Beech	282367/72046
T6	Oak	282613/72227
T7	Oak	282623/72239
T8	Oak	282680/72304
T9	Cherry	282432/72514
T10	Cherry	282414/72543

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T11	Oak	282387/72585
T12	Cherry	282379/72597
T13	Cherry	282367/72616
T14	Oak	282344/72678
T15	Ash	282345/72692
T16	Oak	282394/72693
T17	Ash	282468/72668
T18	Oak	282467/72676
T19	Oak	282491/72703
T20	Willow	282491/72835
T21	Maple	282460/72834

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T22	Oak	282445/72836
T23	Maple	282404/72804
T24	Oak	282396/72814
T25	Horse Chestnut	282379/72796
T26	Maple	282365/72796
T27	Oak	282341/72805
T28	Maple	282327/72806
T29	Maple	282322/72733
T30	Horse Chestnut	282314/72742
T31	Oak	282188/72815
T32	Ash	282210/72552
T33	Oak	282204/72542

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T34	Cherry	282302/72431
T35	Oak	282295/72424
T36	Oak	282286/72415
T37	Maple	282117/72457
T38	Maple	282102/72444
T39	Maple	282103/72426
T40	Maple	282103/72409
T41	Monkey Puzzle	282106/72399
T42	Oak	282097/72394
T43	Oak	282007/72503
T44	Oak	282004/72510

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T45	Oak	281991/72543
T46	Oak	281996/72550
T47	Oak	281982/72569
T48	Oak	281987/72596
T48	Oak	281987/72606
T50	Oak	282075/72621
T51	Ash	281952/72583
T52	Oak	281861/72610
T53	Oak Newly planted Oak	281579/72480
T54	Oak	281574/72429
T55	Oak	281531/72415
T56	Ash	281514/72411

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T57	Multi-stemmed Ash (comprised of 7 stems). Ash	281498/72407
T58	Oak	281805/72327
T59	Oak	281831/72340
T60	Oak	281856/72351
T61	Oak	281559/72182
T62	Oak	281580/72131
T63	Oak	281585/72110
T64	Alder Multi-stemmed Alder	281612/72007
T65	Alder	281617/71995
T66	Oak	282036/72194
T67	Oak	282065/72185

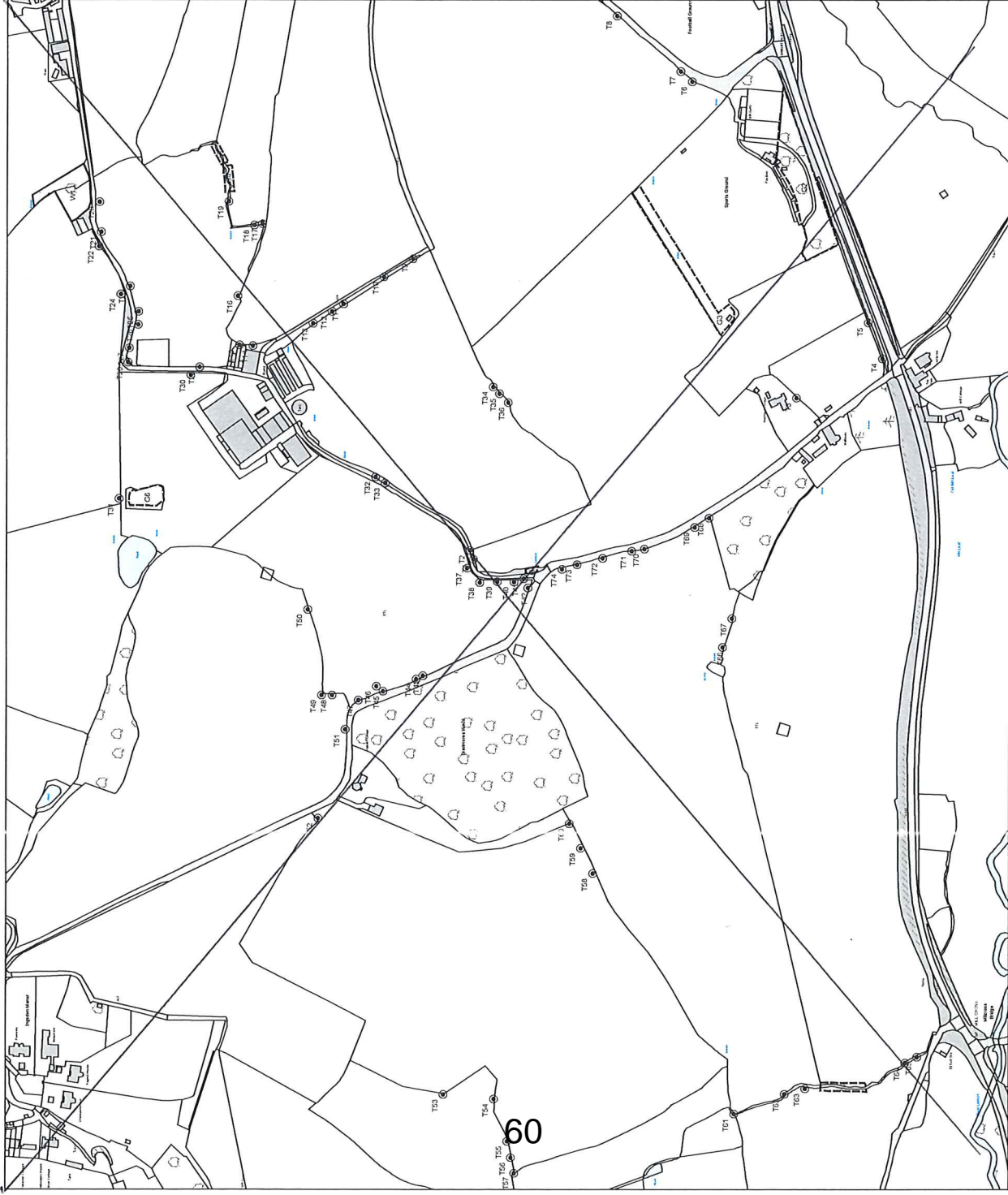
REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T68	Oak	282168/72209
T69	Oak	282158/72223
T70	Oak	282136/72275
T71	Ash	282134/72288
T72	Ash	282127/72318
T73	Ash	282120/72344
T74	Ash	282116/72359
TREES SPECIFIED BY REFERENCE TO AN AREA <i>(Within a dotted black line on the map)</i>		
GROUP OF TREES <i>(Within a broken black line on the map)</i>		
G1	Ash Four stems	282115/72391
G2	Comprised of 12 Maple, 12 Ash, 1 Fir, 2 Poplar, 4 Monterey cypress and 3 Lime.	282520/72109 Southern boundary of sports ground.
G3	Comprised of 7 maple, 4 Oak,	282431/72236 Northern boundary of sports ground.

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
G4	1 Lime, 2 Horse chestnut, 1 Willow, 1 Silver birch, 1 Liquidambar and 2 Beech.	282514/72703
G5	Comprised of 2 coppiced Ash, 1 Hawthorn, 1 Field maple, 2 Multi-stemmed Field maple,	282541/72713
G6	Comprised of an unspecified number of multi-stemmed Willow coppice.	282191/72788
G7	Comprised of 6 Poplar	281587/72070
	WOODLAND <i>(Within a continuous black line on the map)</i>	
W1	Mixed broadleaved woodland.	282500/72875

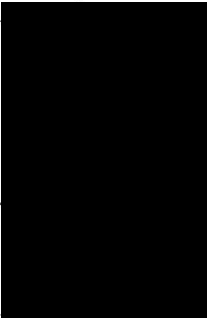
REFERENCE ON MAP	DESCRIPTION	SITUATION
G4	Lime, 2 Horse chestnut, 1 Willow, 1 Silver birch, 1 Liquidambar and 2 Beech.	
G5	Comprised of 2 coppiced Ash, 1 Hawthorn, 1 Field maple, 2 Multi-stemmed Field maple,	
G6	Comprised of an unspecified number of multi-stemmed Willow coppice.	
G7	Comprised of 6 Poplar	
	WOODLAND <i>(Within a continuous black line on the map)</i>	
W1	Mixed broadleaved woodland.	

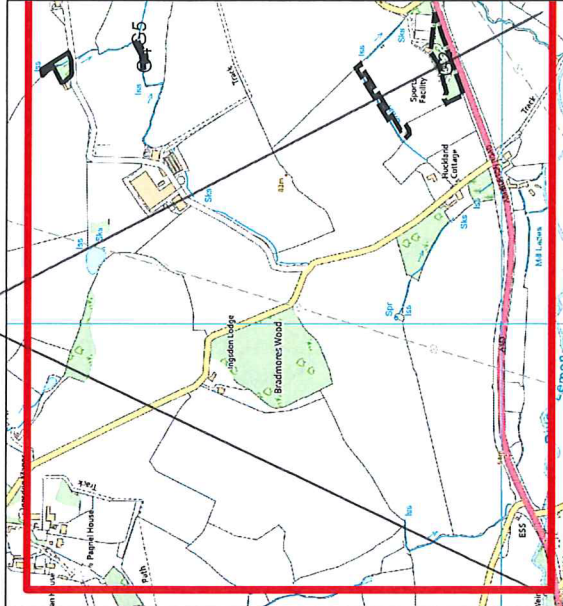
Teignbridge District Council Tree Preservation Order E2/09/21

Land At Bradmores Wood NGR 281937 72461, Ingsdon



Key	
●	Tree
⋯	Area
▭	Group
▭	Wood

Authorised Signature

20 February 2023



1:4,250 0 65 130 260 Metres

SUBSTITUTED FIRST SCHEDULE

SPECIFICATION OF TREES

TREES SPECIFIED INDIVIDUALLY (Encircled in black on the map)

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T1	Oak	282126/72451
T2	Ash	282135/72454
T3	Oak	282291/72120
T4	Beech	282331/72031
T5	Beech	282367/72046
T6	Oak	282613/72227
T7	Oak	282623/72239
T8	Oak	282680/72304
T9	Cherry	282432/72514

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T10	Cherry	282414/72543
T11	Oak	282387/72585
T12	Cherry	282379/72597
T13	Cherry	282367/72616
T14	Oak	282344/72678
T15	Ash	282345/72692
T16	Oak	282394/72693
T17	Ash	282468/72668
T18	Oak	282467/72676
T19	Oak	282491/72703
T20	Willow	282491/72835
T21	Maple	282460/72834

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T22	Oak	282445/72836
T23	Maple	282404/72804
T24	Oak	282396/72814
T25	Horse Chestnut	282379/72796
T26	Maple	282365/72796
T27	Oak	282341/72805
T28	Maple	282327/72806
T29	Whitebeam	282322/72733
T30	Horse Chestnut	282314/72742
T31	Ash	282188/72815
T32	Ash	282210/72552

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T33	Oak	282204/72542
T34	Cherry	282302/72431
T35	Oak	282295/72424
T36	Oak	282286/72415
T37	Maple	282117/72457
T38	Maple	282102/72444
T39	Maple	282103/72426
T40	Maple	282103/72409
T41	Maple	282106/72399
T42	Oak	282097/72394
T43	Oak	282007/72503
T44	Oak	282004/72510

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T45	Oak	281991/72543
T46	Oak	281996/72550
T47	Oak	281982/72569
T48	Oak	281987/72596
T49	Oak	281987/72606
T50	Oak	282075/72621
T51	Ash	281952/72583
T52	Oak	281861/72610
T53	Oak Newly planted Oak	281579/72480
T54	Oak	281574/72429
T55	Oak	281531/72415

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T56	Ash Multi-stemmed Ash (comprised of 7 stems).	281514/72411
T57	Ash	281498/72407
T58	Oak	281805/72327
T59	Oak	281831/72340
T60	Oak	281856/72351
T61	Oak	281559/72182
T62	Oak	281567/72162
T63	Oak	281585/72110
T64	Alder Multi-stemmed Alder	281612/72007
T65	Alder	281617/71995
T66	Oak	282036/72194

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
T67	Oak	282065/72185
T68	Oak	282168/72209
T69	Oak	282158/72223
T70	Oak	282136/72275
T71	Ash	282134/72288
T72	Ash	282127/72318
T73	Ash	282120/72344
T74	Ash	282116/72359

TREES SPECIFIED BY REFERENCE TO AN AREA

(Within a dotted black line on the map)

NONE

GROUP OF TREES

(Within a broken black line on the map)

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
G1	Ash Four stems	282115/72391
G2	Comprised of 12 Maple, 12 Ash, 1 Fir, 2 Poplar, 4 Monterey cypress and 3 Lime.	282520/72109 Southern boundary or sports ground.

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
G3	Comprised of 7 maple, 4 Oak, 1 Lime, 2 Horse chestnut, 1 Willow, 1 Silver birch, 1 Liquidambar and 2 Beech.	282431/72236 Northern boundary of sports ground.

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
G4	Comprised of 2 coppiced Ash, 1 Hawthorn, 1 Field maple, 2 Multi-stemmed Field maple,	282514/72703

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
G5	Comprised of an unspecified number of multi-stemmed Willow coppice.	282541/72713

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
G6	Comprised of 6 Poplar	282191/72788

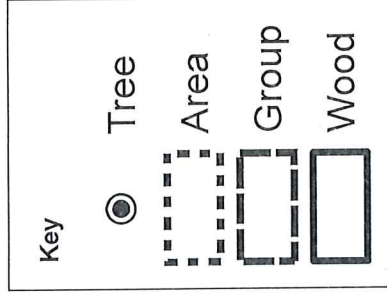
WOODLAND

(Within a continuous black line on the map)

REFERENCE ON MAP	DESCRIPTION	GRID REFERENCE SITUATION
W1	Mixed broadleaved woodland.	282500/72875

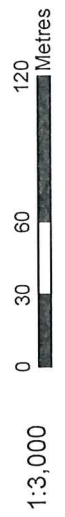
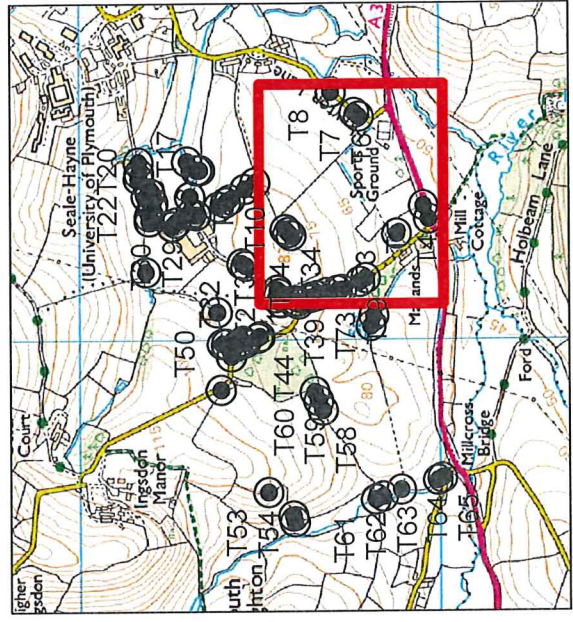
Teignbridge District Council Tree Preservation Order E2/09/21 Substituted Plan 1 of 4

Land At Bradmores Wood NGR 281937 72461, Ingsdon



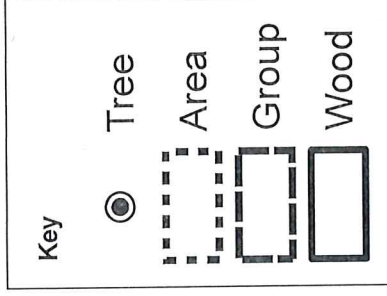
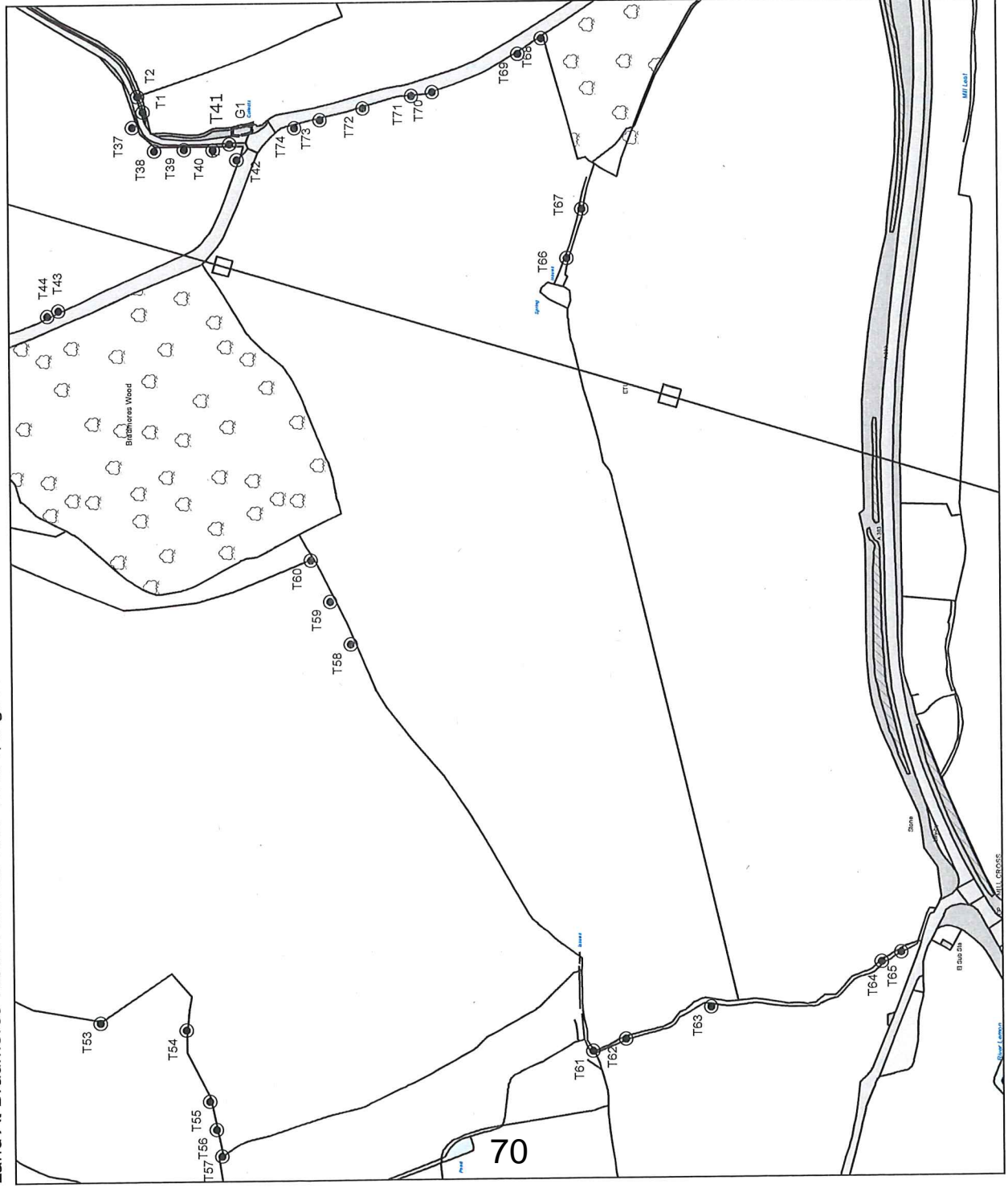
Authorised Signature

27 June 2023



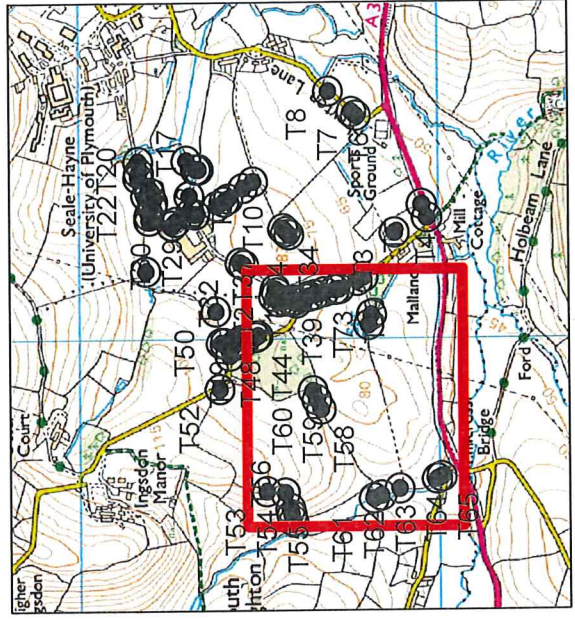
Teignbridge District Council Tree Preservation Order E2/09/21 Substituted Plan 2 of 4

Land At Bradmores Wood NGR 281937 72461, Ingsdon



Authorised Signature

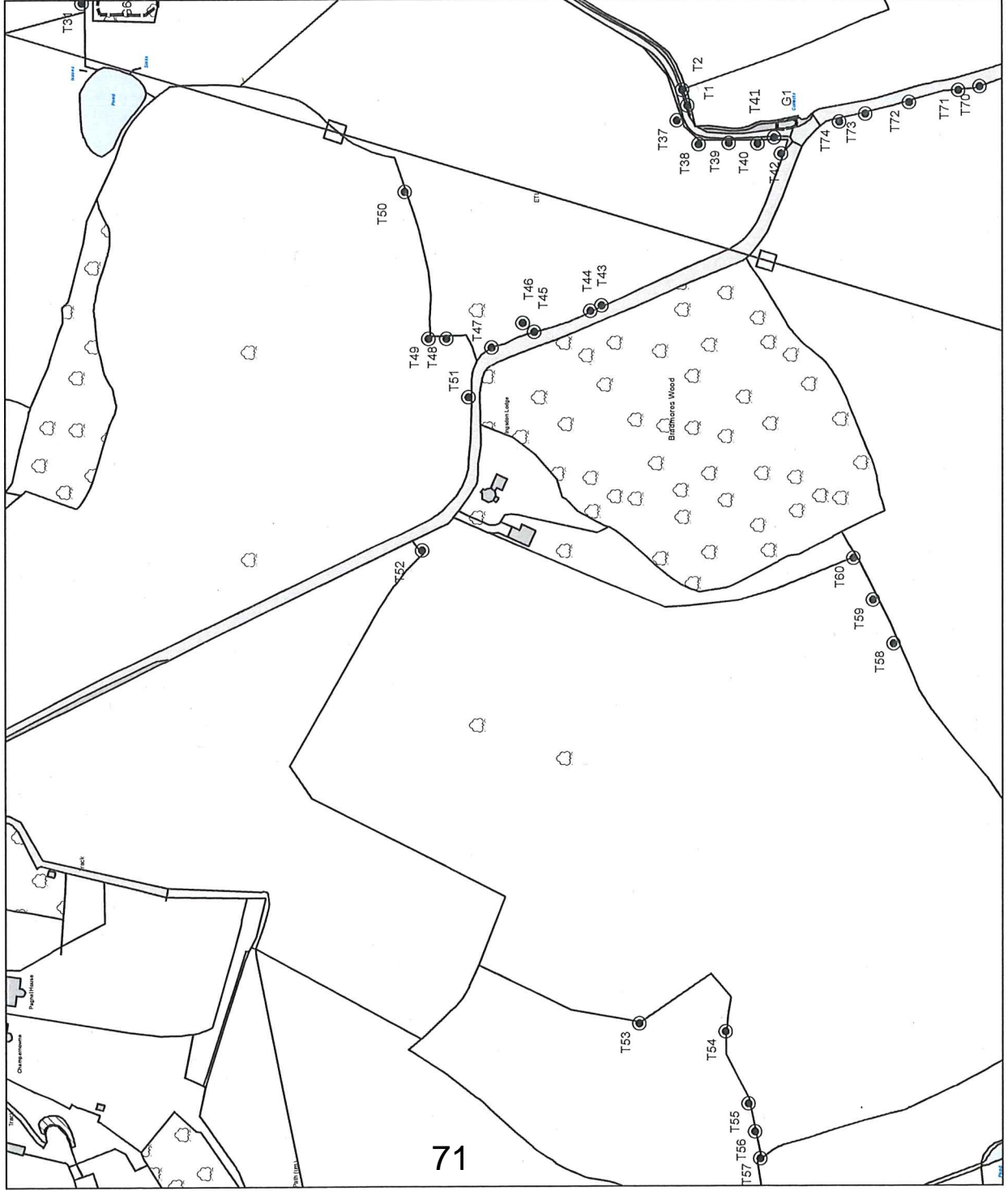
27 June 2023



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Teignbridge District Council Tree Preservation Order E2/09/21 Substituted Plan 3 of 4

Land At Bradmores Wood NGR 281937 72461, Ingsdon



71

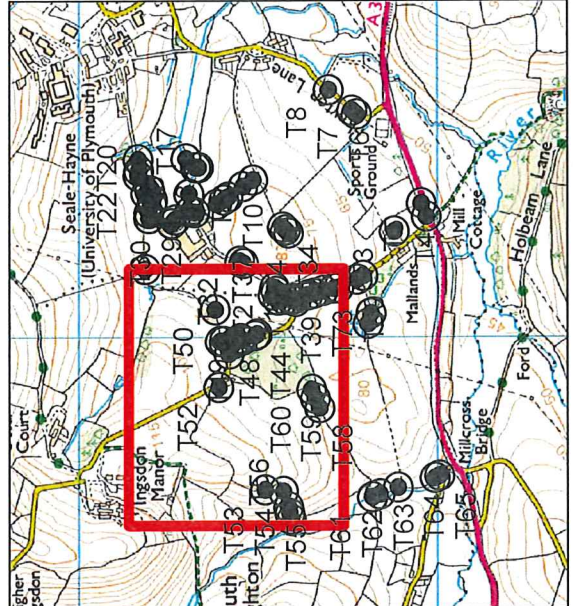


Key

- Tree
- Area
- Group
- Wood

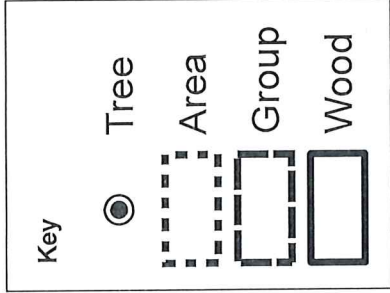
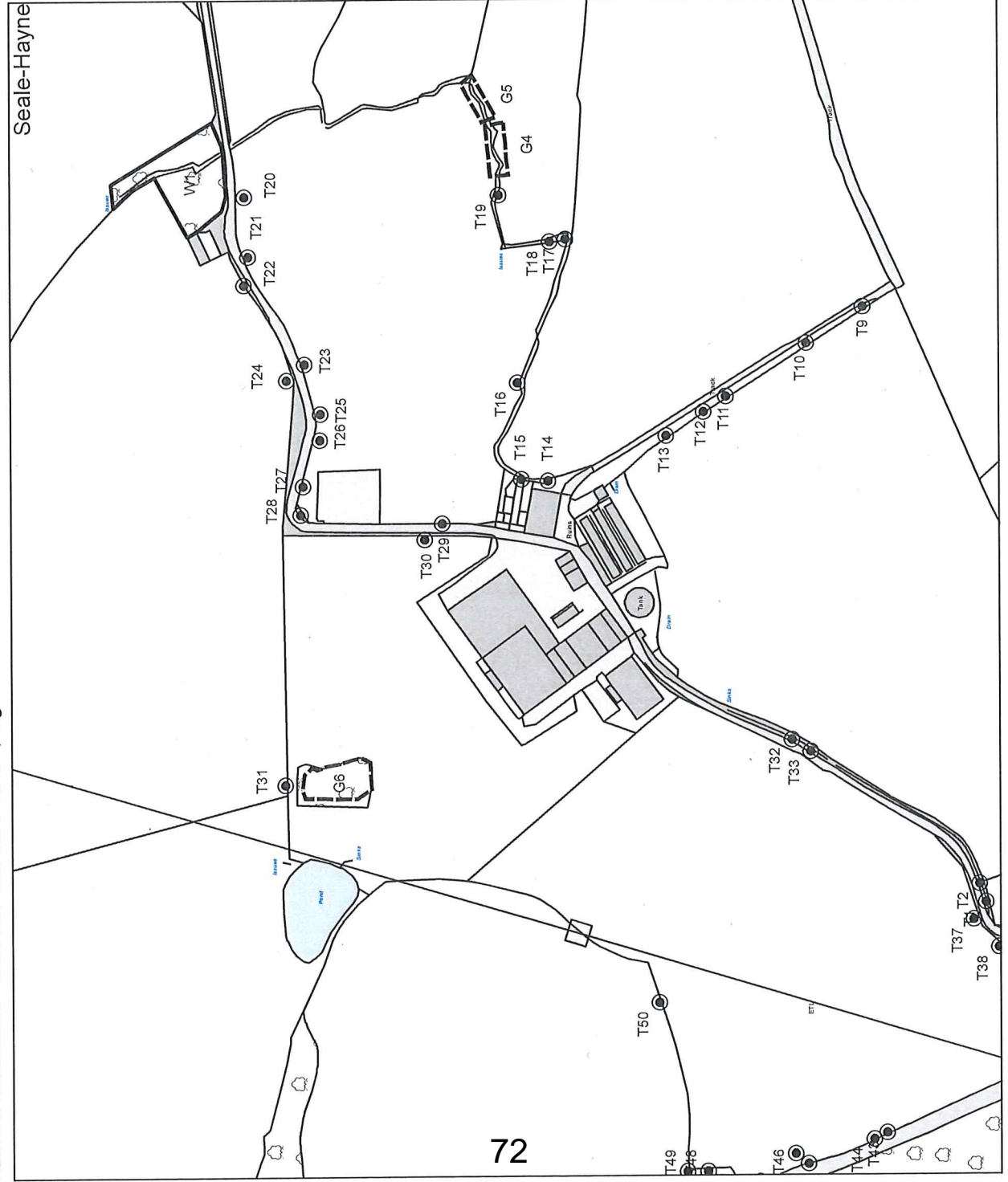
Authorised Signature

27 June 2023



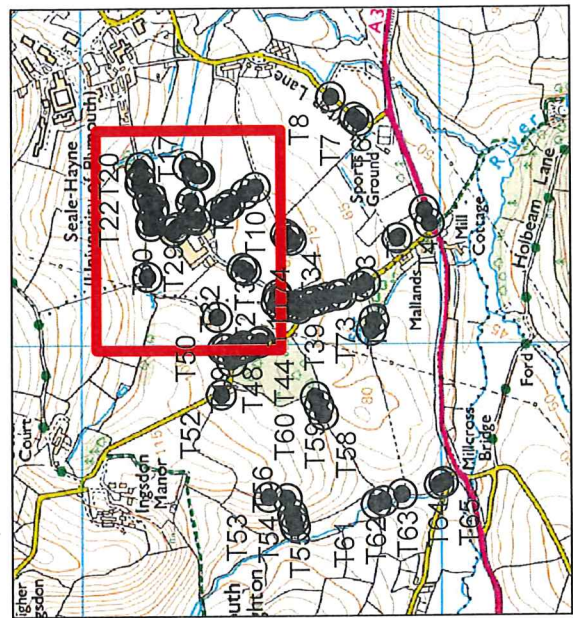
Teignbridge District Council Tree Preservation Order E2/09/21 Substituted Plan 4 of 4

Land At Bradmores Wood NGR 281937 72461, Ingsdon



Authorised Signature

27 June 2023



1:3,000

TEIGNBRIDGE DISTRICT COUNCIL

PLANNING COMMITTEE

CHAIRMAN: Cllr Colin Parker

DATE: 22 August 2023

REPORT OF: Business Manager – Strategic Place

SUBJECT: S73 major decisions summary during the previous calendar month

There were no such determinations made in this period.

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

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TEIGNBRIDGE COUNCIL DISTRICT

PLANNING COMMITTEE

CHAIRMAN: Cllr Colin Parker

DATE:	22 August 2023
REPORT OF:	Business Manager – Strategic Place
SUBJECT:	Appeal Decisions received during previous calendar month

22/00064/NONDET **OGWELL** - Ogwell Green House Ogwell
 Appeal against the non-determination of 22/01263/HOU - Tree house

Appeal Allowed.

22/00068/FAST **STARCROSS** - Cove Cottage Starcross
 Appeal against the refusal of 22/01060/HOU: Extension and conversion of second floor above existing garage/workshop and kitchen area into habitable bedrooms

Appeal Dismissed. Delegated Decision

22/00070/NONDET **DAWLISH** - 1A Piermont Place Dawlish
 Appeal against the non-determination of 21/02645/HOU: Replacement of existing windows with conservation grade UPVC sash windows

Appeal Dismissed.

22/00072/NONDET **DUNSFORD** - Barn Adjacent To Westview Farm Dunsford
 Appeal against the non-determination of 22/01152/FUL: Four dwellings

Appeal Dismissed.

22/00075/NONDET **EXMINSTER** - Matford Barton Dawlish Road
Appeal against the non-determination of 17/02041/MAJ: Outline - residential development of up to 25 dwellings (approval sought for access). (Revised description)

Appeal Allowed.

23/00002/REF **BISHOPSTEIGNTON** - Land West Of Wolfsgrove Farm
Bishopsteignton
Appeal against the refusal of 22/01735/NPA: Application for Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO for change of use of agricultural building to a dwelling

Appeal Dismissed. Delegated Decision

23/00012/REF **KINGSTEIGNTON** - Littlebrook 25 Broadway Road
Appeal against the refusal of 22/00822/HOU: Replacement of hedge bank with 1.8m high (plus piers) brick boundary wall, with new access gates

Appeal Allowed. Delegated Decision

23/00023/FAST **STOKEINTEIGNHEAD** - Bramblewood Stokeinteignhead
Appeal against the refusal of 22/00908/HOU: Removal of roof and addition of one and two storey extensions

Appeal Dismissed. Delegated Decision

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