

PLANNING COMMITTEE

27 SEPTEMBER 2022

Present:

Councillors Bradford, Clarence, Connett, H Cox, Goodman-Bradbury (Chair), Haines, Kerswell, MacGregor, Nuttall, Nutley, Parker, Peart and J Petherick (Vice-Chair)

Members in Attendance:

Councillors Wrigley, Austen, D Cox

Apologies:

Councillors Colclough, J Hook and Jeffery

Officers in Attendance:

Rosalyn Eastman, Business Manager, Strategic Place
Trish Corns, Democratic Services Officer
Suzanne Walford
Gary Crawford, Planning Officer
Steven Hobbs, Senior Planning Enforcement Officer
Jennifer Joule
Christopher Morgan, Trainee Democratic Services Officer

9. MINUTES

It was proposed by Councillor Haines and seconded by Councillor Parker that the minutes of the previous meeting be agreed as a correct record and signed by the Chair.

The Chair informed the Committee that Councillor Hayes had not been included in the minutes as he had not completed the mandatory planning training and thus was not considered a member of the planning committee.

A vote was taken – the result was unanimous.

Resolved

That the minutes of the previous meeting be agreed as a correct record.

10. DECLARATIONS OF INTEREST.

Councillor Dewhirst declared an interest in application 20/00961/MAJ. The application was deferred to a future date – see minute 11.

Councillor Nutley declared an interest in application 20/00961/MAJ. The application was deferred to a future date – see minute 11.

Councillor J Petherick declared an interested in application 20/00961/MAJ. The application was deferred to a future date – see minute 11.

a) **22/00311/HOU - 1 Higher Holcombe Drive, Teignmouth**

The Planning Officer introduced the application.

Public speaker, objector – Spoke on:

- Loss of privacy
- Top heavy
- Lack of parking
- Concern of setting precedent

Public speaker, supporter – Spoke on:

- Improved off street parking
- Landscaping garden in line with biodiversity
- Improves look of dwelling
- Desirable design

Comments from Councillors included:

- What is the process for adding a level
- Hedgehog holes as part of conditions

In response the officers clarified the permitted development rights and the designed of the application.

It was proposed by Councillor Dewhirst and seconded by Councillor J Petherick that permission be granted as set out in the agenda report with an additional condition relating to hedgehog holes.

A vote was taken. 9 were in favour, 3 were against, and 1 abstained.

Resolved

That permission be granted subject to the following conditions:

1. Time limit.
2. Works shall proceed in accordance with approved plans.
3. The recommendations set out in the Preliminary Ecological Appraisal shall be followed in full.
4. Prior to the occupation of the extensions hereby approved, bat and bird boxes, and hedgehog holes, shall be installed on the host property.
5. Prior to the first use of the first floor accommodation hereby approved, all of the rear first floor windows and the first floor window in the south east flank elevation of the dwelling shall be

fitted with a minimum of level 3 obscured glazing over the entirety of the windows with no clear areas. These windows shall be fixed shut unless opening parts are located higher than 1.7m above finished floor level or they are fitted with a 100mm opening restrictor. The windows shall thereafter be permanently retained in that condition. 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no windows, doors or other openings, other than those shown on the approved plans, shall be constructed at first floor level in the rear elevation of the host property.

b) **21/00572/FUL - The Field, Dawlish Warren**

The Planning Officer introduced the application.

Public speaker, objector – Spoke on:

- Destruction of wildlife
- High risk flood area
- Fire risk from wood burning

Public speaker, supporter – Spoke on:

- Green energy
- High demand
- Positive customer feedback

Comments from Councillors included:

- Pictures should be more recent
- Concerns over drainage
- Flooding risk
- Statement from South West Water
- Concerns over use of vehicles
- Concerns over lighting
- Flow rates
- Concerns about vehicle use at night
- Possibly overdevelopment
- Concerns over parking run off and connection to sewer

In response the officers clarified the following

- Site is outside critical drainage area
- Minimised energy and water usage
- Habitat mitigation
- Several conditions to cover concerns
- Noise management as part of management plan

It was proposed by Councillor Haines and seconded by Councillor MacGregor that permission be granted as set out in the agenda report with an additional condition regarding drainage.

A vote was taken. 4 were in favour, 6 against, and 2 abstained.

It was then proposed by Councillor Connett and seconded by Councillor MacGregor that in absence of any other proposals, that again permission be granted as set out in the agenda report with an additional condition regarding drainage.

A vote was taken. 4 were in favour, 2 against, and 5 abstained.

Resolved

That permission be granted subject to the following conditions:

1. Time limit.
2. Works shall proceed in accordance with approved plans.
3. Details of the site noise management plan shall be provided with each booking made. The management plan and site booking terms and conditions shall specify noise minimization requirements including specifically after 11.00pm every day.
4. No external lighting shall be installed on, or in association with, the camp site, except for low-lumen, PIR motion-activated lights on a short timer (maximum 2 minutes). Any lights should be mounted at a height no greater than 1.9m from ground level, directed and shielded downward and away from the site hedges and trees. The lights should produce only narrow spectrum, low-intensity light output, UV-free, with a warm colour-temperature (3,000K or less) and a wavelength of 550nm or more.
5. A maximum of 26 bell tents shall be sited on the site, as shown on the hereby approved Block Plan.
6. The site shall be used for the purposes of camping only. This use shall only take place between 1 May and 30 September each year.
7. The camping pitches shall be occupied for holiday purposes only, for no more than three months in any calendar year by any individual occupant, group of individuals or family and shall not be occupied as a main place of residence. The owner shall maintain an up to date register of the detail of all occupiers, including their names and main home addresses, of the camping pitches on the site and shall make it available for inspection at all reasonable times by the local planning authority.
8. The existing trees/shrubs and hedges on the southern, western and northern boundaries of the site shall be retained in perpetuity.
9. Prior to its installation, section details of the decking for the 5 luxury bell tents hereby approved shall be submitted to and approved in writing by the Local Planning Authority.
10. Submission of drainage plans before commencement of works

11. 20/00961/MAJ - RIVERSIDE BOATYARD, TEIGNMOUTH

At the onset of the meeting, the Chair proposed that consideration of the application be deferred to a future meeting – this was to ensure there was adequate time to consider late information circulated by the applicant. This was seconded by Councillor Nutley.

A vote was taken – 10 were for, 0 were against, and 3 abstained.

Resolved

That the item be deferred to a future committee meeting whilst late information is considered.

12. ENFORCEMENT REPORTS

a) 20/00296/ENF - Higher Colleybrook Farm, Ideford

The Enforcement Officer introduced the item.

Comments from Councillors included:

- Is there a public right of way?
- Would the council put in a hedgerow order?
- Concerns about retrospective applications
- Hedgerow should be replaced
- Possibility of media campaign around hedgerows
- Enforcement not considered worth pursuing
- Comms team can be involved in media campaign
- A media campaign would not be a matter for the committee

Officers clarified that there were permitted development rights to create access but a breach of hedgerow regulation. It was noted that not all hedgerow applications would be agreed and that a hedgerow replacement notice could be used.

It was proposed by Councillor Dewhirst and seconded by Councillor Nuttall that no further action be set out in the agenda report as is recommended, but that the committee request to the enforcement task and finish group that they consider a media campaign for hedgerow enforcement.

A vote was taken. 10 were in favour, 2 were against, and 0 abstained.

Resolved

That no further action be set out in the agenda report as is recommended, but that the committee request to the enforcement task and finish group that they consider a media campaign for hedgerow enforcement.

13. MAJOR DECISIONS SUMMARY

The Committee noted the Major Decisions Summary Sheet.

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

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

Planning Committee (27.9.2022)

The meeting started at 10.00 am and finished at 12.00 pm.

Chair
Cllr Linda Goodman-Bradbury