

Planning Committee – Tuesday 22 November 2022

Late representations/updates

Item No.	Description
6.A	<p data-bbox="331 394 1458 495">21/02674/MAJ - Secmaton Farm Secmaton Lane Erection of 201 dwellings, open space, landscaping, allotments and associated infrastructure</p> <p data-bbox="331 539 1422 680">The Committee Site Inspection took place on Friday 18 November 2022 and was attended by Cllr Goodman-Bradbury, Cllr J Petherick, Cllr Bradford, Cllr Clarence, Cllr Nuttall as well as Cllr L Petherick as Ward Councillor and a representative from Dawlish Town Council.</p> <p data-bbox="331 725 1458 972">There was a discrepancy in the submitted drawings which has now been resolved with a revised version of the Proposed Site Plan - Housing Mix and Affordable Plot Locations (drawing No.554 051 Rev F), which also includes the Accommodation Schedule. This drawing clarifies that the scheme would provide 29 affordable housing units including 21 affordable rent and 8 shared ownership units. Therefore, the scheme makes provision for 14.4% affordable housing.</p> <p data-bbox="331 1016 1458 1263">It should be noted that extra weight should be given to the delivery of affordable disabled bungalows due to the extra land take and cost to construct including internal adaptations, which means that this type of provision is not often provided. There is identified need for this specialist type of affordable provision, including those on Devon Homes Choice Register currently residing in Dawlish. The delivery of the two affordable disabled bungalows would have a material impact on the supply of this specialist property type.</p> <p data-bbox="331 1308 1458 1532">The Appeal Decision has now been issued with regards to the adjacent site known as Area 5 (application number 19/01449/MAJ). This scheme was for 24 custom build dwelling plots with access off Secmaton Lane rather than from Area 3 and no affordable housing provision. The Inspector dismissed the appeal due to lack of affordable housing, adverse effect on the operation of Secmaton Lane and poor connection with the wider DA2 allocation.</p> <p data-bbox="331 1576 1458 1706">The Officer Recommendation remains as set out in the officer report subject to the revision to the affordable housing provision to 29 affordable housing units with 21 affordable rent (including 2 disabled bungalows) and 8 shared ownership units, to be secured via a s106 agreement.</p>