

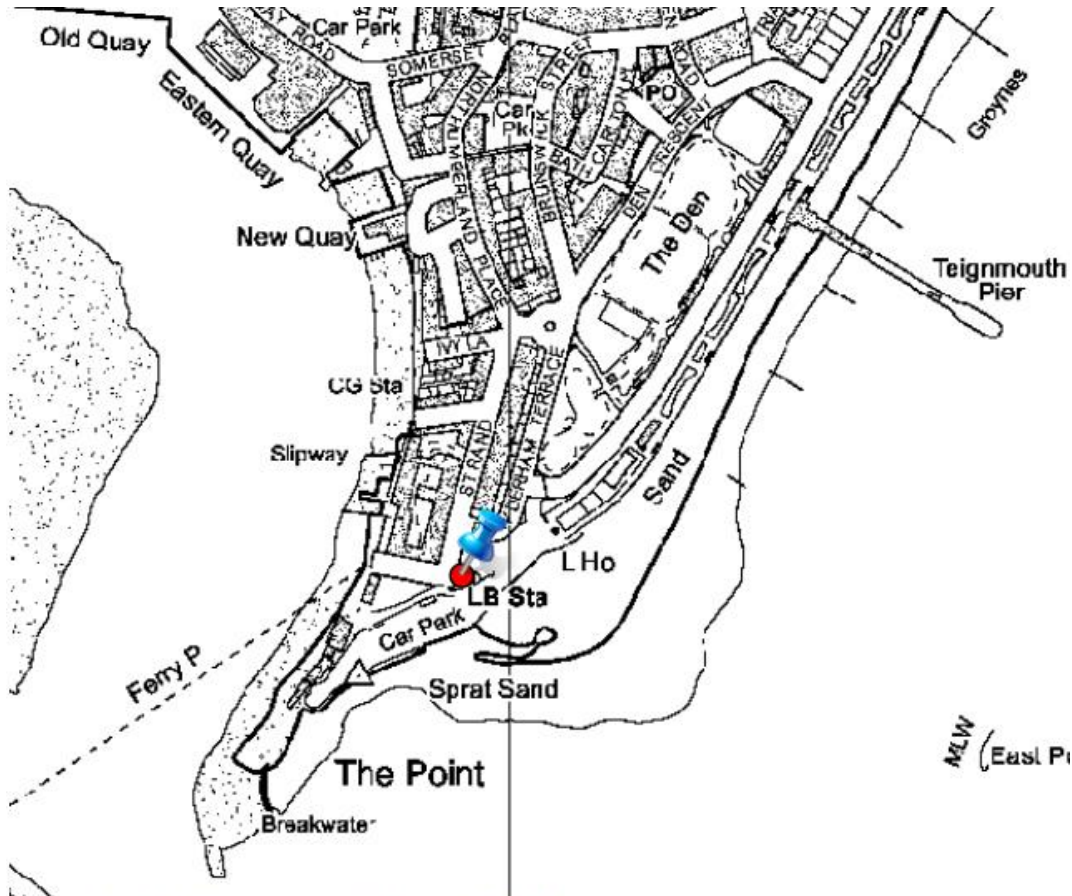
PLANNING COMMITTEE REPORT

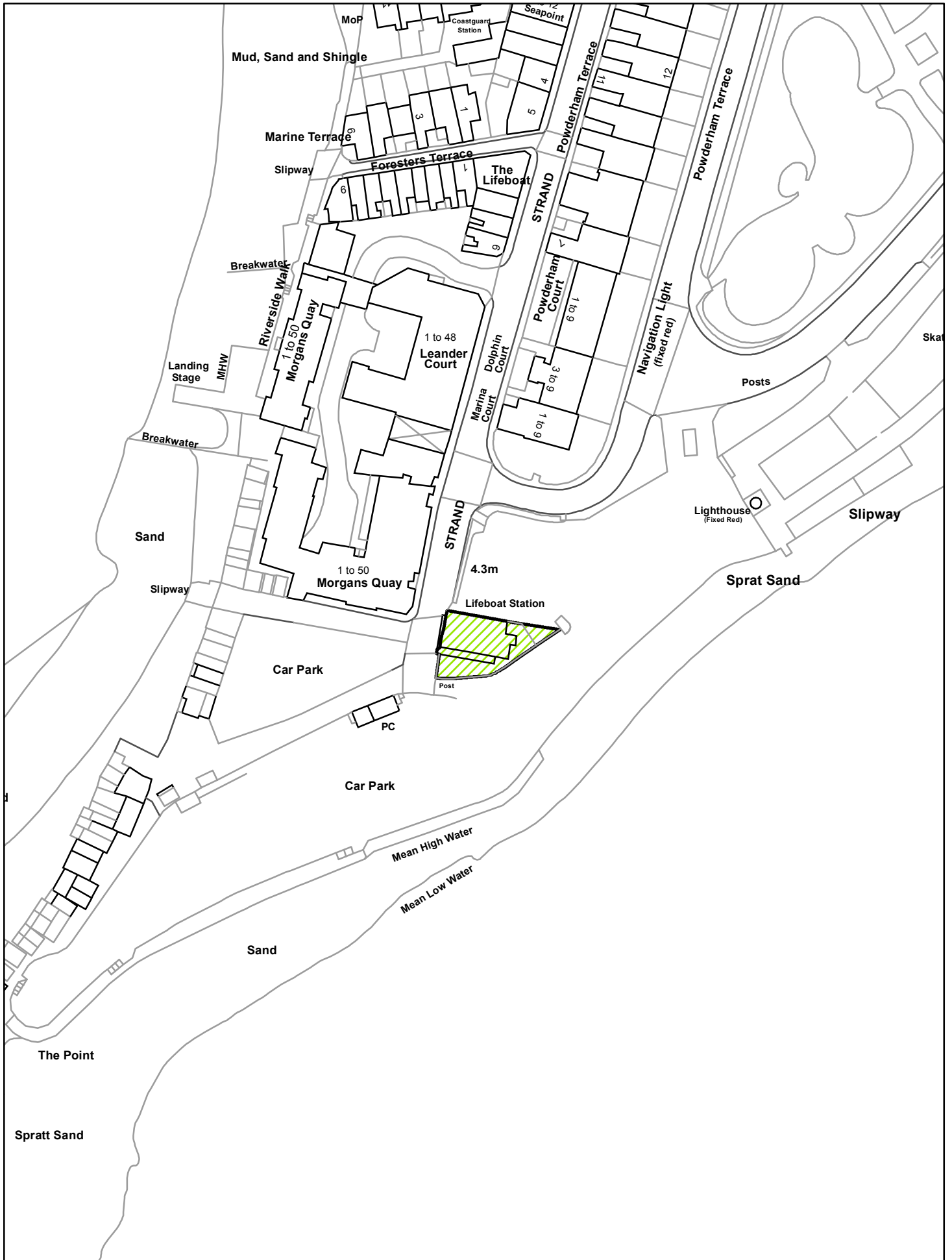
31 JULY 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	TEIGNMOUTH - 18/00659/FUL - Lifeboat House, Lifeboat Lane - Installation of kerbstone barrier with fence	
	TEIGNMOUTH - 18/00660/LBC - Lifeboat House, Lifeboat Lane - Installation of kerbstone barrier with fence	
APPLICANT:	RNLI Teignmouth	
CASE OFFICER	Estelle Smith	
WARD MEMBERS:	Councillor Mrs Russell Councillor Fusco	Teignmouth East
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00659/FUL&MN	





1. REASON FOR REPORT

Teignbridge District Council is the landowner.

2. RECOMMENDATION

PLANNING PERMISSION and LISTED BUILDING CONSENT BE REFUSED for the following reasons:

A kerbstone barrier with timber palisade fence would not be appropriate here as it would not provide a sympathetic boundary treatment worthy of a Grade II listed building and the provision of such structures would detrimentally affect the architectural integrity and setting of the listed building and consequently adversely affect the character and appearance of the Conservation Area.

3. DESCRIPTION

- 3.1 For consistency the Listed Building and planning application reports have been combined.
- 3.2 The application site is the RNLI Lifeboat House in Teignmouth which is in the ownership of Teignbridge District Council. It is a Grade II listed building, sited within the Teignmouth Conservation Area (revised boundary adopted 7 September 2009) and is surrounded by a public car park, which is also within the revised Conservation Area boundary and is also owned and operated by Teignbridge District Council.
- 3.3 To the rear (east) elevation of the building is an open section of land, part of which is currently part of the car park with one space demarcated.
- 3.4 The proposal seeks to enclose a section of this land by providing a low kerb and wooden picket (palisade) fence (maximum height 1.2 metres) above it with a narrow access gate at the easternmost point.
- 3.5 The submission states that the boundary fence was recently removed by an out-of-control Nissan Micra and that heavy duty kerbstones capped with concrete would provide a solid vehicle stop.
- 3.6 The submission is accompanied by a Heritage Statement which includes a photograph of the rear of the Lifeboat Station circa 1900 and prior to the construction of the Point Car Park when the building directly abutted the beach. It shows a timber picket fence above a stone wall.
- 3.7 Both the Conservation Officer and the Estates Officer have stated that their pre-application discussions for this scheme (several years ago) consisted of their requirement for a stone wall with railings atop to match in with the surrounding walls/railings to be more in keeping with the site and its surroundings. This requirement has been reiterated to the Agent but no comment/revisions to the current application have been received
- 3.8 The Estates Officer has advised that the lease the client holds does not extend to the part where the parking space is, or the triangular section immediately between

the parking space and the back of the Lifeboat House building. He has suggested that the Applicant should contact him to discuss this matter before the Committee meeting. It was unclear at the time of writing this report whether this discussion had taken place.

3.9 Teignbridge Local Plan Policy S1A (Presumption in Favour of Sustainable Development) sets the criteria against which all proposals will be expected to perform well. It advises that the Local Planning Authority should take into account whether the adverse impacts of granting permission would outweigh the benefits of the development. In this case it is considered that, whilst the principle of the development is acceptable, the design, materials and appearance of the proposal is not sustainable.

3.10 Policy S1 (Sustainable Development Criteria) of the Teignbridge Local Plan 2013–2033 advises that subject to other Development Plan policies which may determine the suitability of the location for the proposed development and provide more specific or overriding requirements in a particular case, proposals will be required to perform well against the following criteria, taking account of the social, economic and environmental benefits of the proposal, its scale and magnitude of impact, the status of any legally protected features affected and any associated mitigation:

“g) maintenance or enhancement of the character, appearance and historic interest of affected landscapes, seascapes, settlements, street scenes, buildings, open spaces, trees and other environmental assets.”

3.11 Policy S2 (Quality Development) of the Teignbridge Local Plan 2013–2033 states that new development will be of high quality design, which will support the creation of attractive, vibrant places. Designs will be specific to the place, based on a clear process which analyses and responds to the characteristics of the site, its wider context and the surrounding area, creating a place with a distinctive character and taking account of the following objectives:

“a) integrating with and, where possible, enhancing the character of the adjoining built and natural environment, particularly affected heritage assets;

c) create clearly distinguishable, well defined and designed public and private spaces which are attractive, accessible and safe and provide a stimulating environment;

g) the buildings exhibit design quality using materials appropriate to the area, locally sourced if feasible;

k) respect the distinctive character of the local landscape, seascape, protecting and incorporating key environmental assets of the area, including topography, landmarks, views, trees, hedgerows, wildlife habitats, heritage assets and skylines.”

3.12 Policy EN5 (Heritage Assets) of the Teignbridge Local Plan 2013-2033 advises that to protect and enhance the area’s heritage, consideration of development proposals will take account of the significance, character, setting and local distinctiveness of any affected heritage asset, including Scheduled Monuments, Listed Buildings, Conservation Areas, Historic Parks and Gardens, other archaeological sites and other assets on the Register of Local Assets, particularly those of national importance.

3.13 Development should respect and draw inspiration from the local historic environment

responding positively to the character and distinctiveness of the area, important historic features, their settings and street patterns. Where appropriate development should include proposals for enhancement of the historic environment including key views and actions identified in Conservation Area Character Appraisals and Management Plans.

- 3.14 The Teignmouth Town Centre Conservation Area Character Appraisal and Management Plans advise that it is the insensitive treatment of existing, historic buildings that has most eroded the area's distinctive architectural and historic qualities. These changes seriously threaten the value and integrity of the 'conservation resource' and, if repeated, will cause additional harm unless a more conservative approach is adopted. In accordance with its adopted policies and practices, therefore, the Council will seek to encourage such a conservative approach in relation to changes in the area (whether proposed or already carried out) with a view to: resisting proposals that do not strengthen and reinforce the established character and identity of the area and that new developments should be carried out in a manner that maintains and respects existing characteristics.
- 3.15 It is considered that the proposals are contrary to the above Policies as, despite evidence that a wooden fence once surrounded the land, this was long before listing of the building took place. Furthermore, the kerb and picket fence proposed do not provide a sympathetic boundary treatment worthy of a Grade II listed building and their provision would detrimentally affect the architectural integrity and setting of the listed building and consequently adversely affect the character and appearance of the Teignmouth Town Centre Conservation Area.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013–2033

S1A (Presumption in Favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

EN5 (Heritage Assets)

Teignmouth Conservation Area Character Appraisal and Management Plans

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Conservation Officer - Further to our discussion in the office, at the pre-application stage approximately 4 years ago, I agreed with the agent on site that a stone wall to match the existing stone wall adjacent to the site, topped with railings to match those used on top of the stone wall adjacent to the site, would be the most appropriate means of enclosure here in order to sit comfortably with the existing boundary treatment in the vicinity.

A kerbstone barrier with timber palisade fence would not be appropriate here. I would be grateful if amended plans could be submitted, in accordance with what was discussed in 2014.

Assuming revised plans are received: I suggest that a stonework sample panel condition (can be inspection of first two running metres of wall constructed provided that the applicant accepts that if the sample is unacceptable it will need to be taken down and re-done).

Estates Officer - Informally advised that they have no recollection of an incident with a car taking out any previous fencing on the site, he has stated that the lease the client holds does not extend to the part where the parking space is, nor the triangular section immediately between the parking space and the back of the Lifeboat House building. He suggests that the client should contact him about this fact, hopefully before the Committee meeting.

Parking Services - Advised informally by Estates Officer that they have no objections.

South West Water - Our records show pipes that are owned by Wales & West Utilities (WWU) in its role as a Licensed Gas Transporter (GT). Service pipes, valves, syphons, stub connections, etc., may not be shown but their presence should be anticipated. No warranties are therefore given. They also provide indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WWU and WWU is unable to verify this information or to confirm whether it is accurate or complete.

They enclose an extract from their records and advise that should planning approval be given they require the promoter of the works to contact them directly to discuss SWW's requirements in detail before any works commence on site. Diversions if required will be fully chargeable

6. REPRESENTATIONS

To date there have been no representations.

7. TOWN COUNCIL'S COMMENTS

For both applications, no objections in principle, but Members query the possible inclusion of a Teignbridge District Council pay and display car parking bay within the boundary of the application

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

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

Business Manager – Strategic Place