

# PLANNING COMMITTEE REPORT

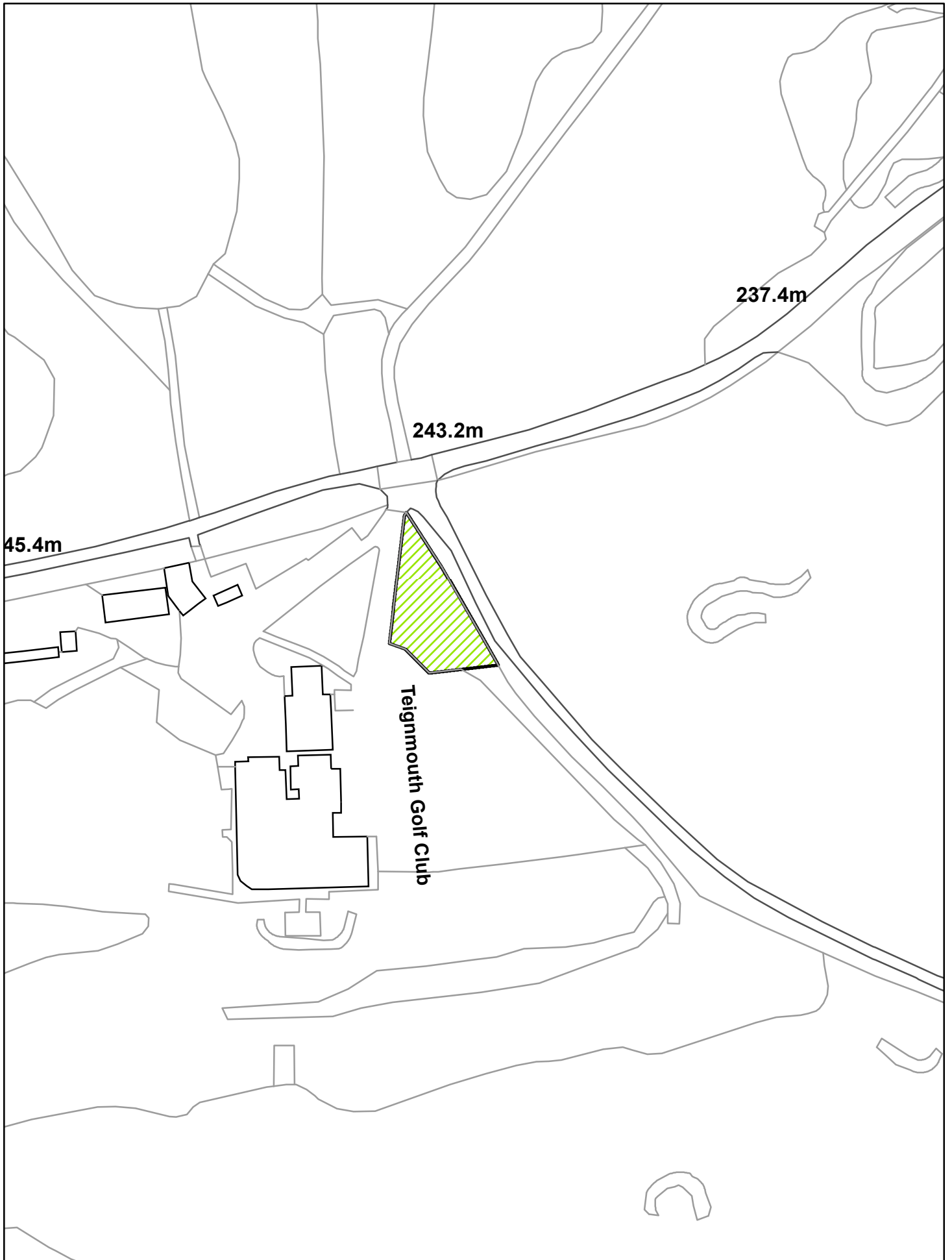
## 31 JULY 2018

CHAIRMAN: Cllr Dennis Smith



<b>APPLICATION FOR CONSIDERATION:</b>	<b>BISHOPSTEIGNTON - 18/00548/FUL - Teignmouth Golf Club, Teignmouth - Erection of indoor practice building</b>	
<b>APPLICANT:</b>	<b>Teignmouth Golf Club</b>	
<b>CASE OFFICER</b>	<b>Anna Mooney</b>	
<b>WARD MEMBERS:</b>	<b>Councillor Golder</b>	<b>Bishopsteignton</b>
<b>VIEW PLANNING FILE:</b>	<a href="https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=18/00548/FUL&amp;MN">https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=18/00548/FUL&amp;MN</a>	





## 1. REASON FOR REPORT

The site is owned by Teignbridge District Council.

## 2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement
2. Development to be carried out in accordance with approved plans
3. Tree planting to be carried out in accordance with the approved plans in first planting season following completion of the building. Any plants that fail within the first 5 years to be replaced
4. The works shall proceed in strict accordance with the precautions and measures described in section 7 of the Preliminary Ecological Appraisal
5. External lighting restrictions

## 3. DESCRIPTION

- 3.1 The application site is Teignmouth Golf Club which is accessed off Higher Exeter Road. The site is owned by Teignbridge District Council and is on land designated as Undeveloped Coast in the adopted Teignbridge Local Plan 2013-2033 (TLP).
- 3.2 Permission is sought for a single storey indoor golf practice building located to the north east of the existing golf club building. Materials for the proposed building are specified as metal cladding and timber to walls (dark green in colour) and dark green metal cladding to the roof.
- 3.3 The site is within the Undeveloped Coast. Policy EN2 of the TLP sets out that new development in the Undeveloped Coast will be regarded as inappropriate except where it *“is required for the purposes of agriculture or forestry or involves a use that requires a coastal location and by virtue of its scale, nature and location does not detract from the undeveloped character of the coast.”* The proposed building is not for agricultural or forestry purposes and does not require a coastal location and to that extent the proposal must be considered as “inappropriate” under the terms of Policy EN2. However the proposed building will be located in relatively close proximity to the main club house building complex, and in conjunction with the additional tree planting proposed, it is not considered that it would detract from the undeveloped character of the coast. On balance, therefore, it is considered that the proposal complies with the purpose of Policy EN2.
- 3.4 The Council’s Tree Officer supports the proposals following receipt of a landscape plan showing the planting of 4 container grown oak trees approximately 1.5 metres in height.
- 3.5 The Council’s Biodiversity Officer supports the proposals (with conditions imposed for lighting and adhering to the precautions and measures in the Ecological Survey) following receipt of an Ecological Survey.
- 3.6 In view of the lack of any adverse impact on the undeveloped character of the coast it is recommended that planning permission is granted subject to conditions as set out above.

#### 4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S2 (Quality Development)

S22 (Countryside)

EN8 (Biodiversity Protection and Enhancement)

EN9 (Important Habitats and Features)

EN11 (Legally Protected and Priority Species)

EN12 (Woodlands, Trees and Hedgerows)

National Planning Policy Framework

National Planning Practice Guidance

#### 5. CONSULTEES

Tree Officer 24 April 2018 - A number of trees appear to have been felled prior to the submission of this application.

Owing to the above a landscape plan is required showing replacement planting using container grown stock, to compensate for the above tree loss and to restore the visual amenity of the area.

Tree Officer - 24 May 2018 - The previous arboricultural objection is now withdrawn.

Biodiversity Officer - 2 May 2018 - There is a biodiversity holding objection to the proposal, pending submission of details showing how the damage to the County Wildlife Site (CWS) will be mitigated and compensated.

#### DESIGNATIONS/ISSUES

##### SSSI and Protected Species

The site is very close to a heathland SSSI. Legally protected species may also be present. The most likely impact on the SSSI/protected species is from light spill. It is unclear from the submitted documents whether any external lighting is proposed.

##### CWS

The application site is within a scrubby or wooded area within a CWS. Of special interest may be the nationally rare species, Devon Whitebeam, which occurs on the golf course. The footprint takes up a substantial proportion of this compartment of the CWS. The Tree Officer says the trees may already have been felled in this area, so harm to the CWS may already have occurred. It is unclear from the submitted documents where the access route to the building will be. It is possible that further damage will occur to finish clearing the footprint and access route.

An ecological consultant should be engaged to assess the impact of the existing clearance on the CWS, what habitat/species remain that will also be impacted, to propose a mitigation measures to avoid further harm and to propose a measures to compensate for the existing and further harm to the CWS and to provide further biodiversity enhancements. This information should be submitted to permit further

consideration of the biodiversity impact. Compensation and enhancement should concentrate on Devon Whitebeam and heathland /scrub mosaic measures.

Biodiversity Officer 3 July 2018 - The biodiversity objection to this proposal is removed, provided the following conditions are applied.

The works shall proceed in strict accordance with the precautions and measures described in section 7 of the Preliminary Ecological Appraisal (by Ecologic, dated June 2018). Photographs showing each of the measures provided in situ shall be submitted as evidence to enable discharge of this condition.

REASON: For the benefit of legally protected bats and bat roosts.

No external lighting shall be installed on, or in association with, the new building, except for low-intensity, PIR motion-activated lights on a short timer (maximum 2 minutes), mounted on the southern elevation of the building, producing low-intensity, warm wavelength light only and directed/cowled away from the retained woodland strips to the northwest and northeast and away from the Site of Special Scientific Interest to the east.

REASON: To avoid impacts on an SSSI and legally protected light-sensitive species, including bats.

## **6. REPRESENTATIONS**

None.

## **7. PARISH COUNCIL'S COMMENTS**

No objections.

## **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**