

## **PLANNING COMMITTEE**

**20 AUGUST 2024**

**Present:**

Councillors Atkins, Bradford, Bullivant, Hall, Hook, MacGregor, Nutley, Nuttall, Palethorpe, C Parker (Chair), Parrott, Sanders, J Taylor, D Cox (Vice-Chair) and Buscombe

**Members in Attendance:**

Councillors P Parker

**Apologies:**

Councillors Goodman-Bradbury

**Officers in Attendance:**

Paul Woodhead, Head of Legal Services & Monitoring Officer

Gary Crawford, Planning Officer

Patrick James, Planning Officer

Helen Murdoch, Senior Planning Officer

Christopher Morgan, Trainee Democratic Services Officer

Vanessa Coon, Democratic Services Admin Assistant

### **40. MINUTES**

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

A vote was taken.

Resolved

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

### **41. DECLARATIONS OF INTEREST.**

Councillor Macgregor declared an interest in item 6b due to his friendship with the applicant. He spoke on this item but did not vote.

Councillor Buscombe declared an interest in item 6c due to his role as Executive Member for Teignbridge 100. He did not speak or vote on this item and left the room during its consideration.

## 42. CHAIRS' ANNOUNCEMENTS

The Chair announced that items 6e and 6f had been withdrawn due to a late representation from GWP Consultants that had been sent out to Committee members on Saturday. Officers therefore were not aware of it until the Monday and required additional time to read and consider the information.

The Chair also announced that item 7a had been withdrawn due to further information received that needed further investigation.

## 43. 24/00805/FUL - SELF BUILD PLOT 69 ,TAVERNERS LANE, CHUDLEIGH

The Planning Officer presented the application to the Committee.

Public Speaker, Supporter - Spoke on:

- No objections from any consultee officers
- Result of self build policy from Local Plan
- Helps promote sustainable local economy
- Neighbouring plot has begun construction
- Inspired by characteristics in Teignbridge design guide and Chudleigh conservation area.

Comments from Councillors included:

- Tall building on top of a hill
- Is there an explanation of conditions
- Are conditions reasonable and affordable
- Who will enforce bat protection
- How long will it take for hedge to grow

In response Officers clarified:

- Mix of build forms that would be in the town
- Page 16 includes explanation of condition
- Other sites cannot be commented on
- Condition 3 includes a fence on the eastern boundary to protect bats
- Hedge will be in place early
- Members of public can report concerns to be enforced

A member asked a question regarding the CIL liability on self-build plots. The Interim Head of Development advised that the calculations were carried out and an exemption process would need to be completed.

It was proposed by Cllr Cox and seconded by Cllr Hook that permission be granted as set out in the agenda report.

A vote was taken. The result was 11 for, 0 against, and 2 abstentions.

Resolved

That permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Date Received	Drawing/Reference No.	Description
17 May 2024	0888 DR-1101 REV U	Drainage Plan Sheet 1
09 July 2024	6124.PL1 REV C	Elevations and Floor Plans
09 July 2024		Carbon Reduction Statement
10 July 2024	6124.PL2 REV C	Site Plan

REASON: In order to ensure compliance with the approved drawings

3. No development above damp-proof course (dpc) level shall take place until details including exact location, extent, height, design, and materials of a temporary fence along the eastern boundary of the site, have been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the hereby approved dwelling, the fence shall then be erected in accordance with the approved details and shall thereafter be maintained and retained until the hedge required by Condition 7 of this permission is established and maintained at a height of at least 2.5m.

REASON: To ensure that light spill from the development does not adversely impact the integrity of the South Hams SAC designated for legally protected greater horseshoe bat species during the period it takes for the eastern boundary hedge to be established.

4. No development above damp-proof course (dpc) level shall take place until details of the materials to be used on all external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of ensuring that the development assimilates into the character of the surrounding area.

5. No development above damp-proof course (dpc) level shall take place until full details of hard and soft landscaping works, including an implementation and management plan, have been submitted to and approved in writing by the Local Planning Authority. Details of soft landscape works shall include retention of any existing trees and hedges, finished levels/contours and new planting details. The hard landscape

works details shall include means of enclosure, boundary and surface treatments. All works shall be carried out in accordance with the approved details and the implementation plan, and thereafter maintained in accordance with the approved plan.

REASON: In the interest of legally protected bat species, and in the interest of ensuring appropriate appearance of the site which assimilates with the character of the surrounding area.

6. Prior to the first installation of the bin store as identified on drawing numbered 612.PL2 Rev C – Site Plan, details of its size, material, and appearance shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the frontage of the dwelling assimilates into the character of the surrounding area.

7. The dwelling hereby approved shall not be occupied until such a time as the eastern boundary hedge approved as part of applications 16/02423/MAJ and 21/00416/MAJ, has been implemented, in strict accordance with the following approved documents:
  - Greater Horseshoe Bat Mitigation Plan dated November 2017 (Reference: 667\_GHMP\_04) approved under application reference 16/02423/MAJ.
  - Landscape Specification Details dated October 2017 (Reference: 1807 05) approved under planning application reference 16/02423/MAJ.
  - Proposed Boundaries Plan dated January 2021 (Reference: 7359 PL104 Rev A) approved under planning application reference 21/00416/MAJ.
  - Landscape and Ecology Management Plan dated July 2022 (Reference: 0926-LEMP-DM Rev 2) approved under planning application reference 21/00416/MAJ.

In the event that the eastern boundary hedge is removed, becomes severely damaged, seriously diseased or dies, within 1 month of such an event details of alternative hedge planting shall be submitted to and approved in writing by the Local Planning Authority; this shall include an implementation and management strategy. The alternative hedge planting shall then be undertaken and subsequently managed in accordance with the approved details. The fencing approved under condition 3 shall be reinstated within one month of the loss of the original hedge and retained until the replacement hedge establishes. The provisions of this condition will apply to any subsequent hedge.

REASON: To ensure that light spill from the development does not adversely impact the integrity of the South Hams SAC designated for legally protected greater horseshoe bat species.

8. Prior to the first occupation of the hereby approved dwelling, at least one bat box and one bird box shall be installed on site which shall thereafter

be maintained (or replaced where repair is not feasible) and retained for the lifetime of the development.

REASON: In the interest of achieving biodiversity net gain on site and for the benefit of legally protected bat and bird species.

9. Prior to the first occupation of the hereby approved dwelling, at least two hedgehog passes measuring 13cm by 13cm shall be inserted at ground level into any solid barriers such as fences or walls, which shall then be maintained and retained for the lifetime of the development.

REASON: In the interest of achieving biodiversity net gain on site.

10. Prior to the first occupation of the hereby approved dwelling, parking facilities shall be provided and thereafter permanently retained for the parking of vehicles in accordance with drawing reference 612.PL2 Rev C – Site Plan.

REASON: To ensure adequate parking facilities are provided to serve the development.

11. The development hereby permitted shall be carried out in accordance with the definition of 'self-build and custom housebuilding' as set out in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended) and the dwelling hereby permitted shall be built by or completed by individuals, associations of individuals, or persons working with or for individuals or associations of individuals, for their own occupation.

REASON: To ensure that the development hereby permitted complies with the self-build and custom build exemption for the purposes of the Biodiversity Gain Plan Condition and in the interests of fulfilling self-build and custom build demand within Teignbridge.

12. Notwithstanding Section 55(2) of the Town and Country Planning Act 1990 and/or the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Act and Order with or without modification), no new glazed openings (including windows and doors) shall be made, inserted or constructed on the east elevation of the hereby approved dwelling as defined on drawing numbered 6124.PL1 Rev C – Elevations and Floor Plans hereby approved.

REASON: To maintain an open flyway for SAC bats which are light-averse along the edge of the woodland.

13. Notwithstanding Section 55(2) of the Town and Country Planning Act 1990 and/or the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Act and Order with or without

modification), no pedestrian or vehicular access shall be created through the eastern boundary of the site into the adjacent dark corridor.

REASON: In the interest of maintaining an undisturbed open flyway for SAC bats.

14. Notwithstanding Section 55(2) of the Town and Country Planning Act 1990 and/or the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on, or in association with, the new dwelling, without details first being submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be low-lumen, LED, PIR motion-activated lights on a short timer (maximum 1 minute), sensitive to large objects only (to avoid triggering by bats or other wildlife). Any such lights shall be mounted in association with doors only, at a height no greater than 1.9m from ground level, directed and shielded downward and away from hedges and trees. The lights shall produce only narrow spectrum, low-intensity light output, UV-free, with a warm colour-temperature (2,700K or less) and a wavelength of 550nm or more.

REASON: To safeguard foraging and commuting paths for legally protected bats, including bats from the South Hams SAC.

**44. 19/01090/FUL - HIGHER INGS DON QUARRY, KNIGHTON CROSS, INGS DON HILL, LIVERTON**

The Planning Officer introduced the application to the Committee.

Public Speaker, Supporter -Spoke on:

- Families born locally
- Static caravans
- No objections

Comments from Councillors included:

- Retrospective application from a Councillor
- How long have we had the land supply for Gypsy and Traveller Sites

Officers responded that the supply had been since April 1 2024.

It was proposed by Councillor Bullivant and seconded by Councillor Hall that the application be approved as set out in the report.

A vote was taken – the results were 14 for and 0 against.

Resolved

That permission be granted subject to the following conditions:

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

Date Received	Drawing/reference number	Description
28 Jun 2019		Foul Drainage Assessment Form (FDA)
28 Jun 2019		Block Plan
31 Jul 2019	P01	Site Location Plan

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

2. No external lighting shall be installed on, or in association with the caravan pitches hereby approved, except for low-intensity, PIR motion-activated lights on a short timer (maximum 2 minutes), sensitive to large objects only (to avoid triggering by bats or other wildlife). Any lights should be mounted at a height no greater than 1.9m from ground level, directed/cowled downwards and away from hedges and trees. The lights should produce only narrow spectrum, low-intensity light output, UV-free, with a warm colour-temperature (2,700K or less) and a wavelength of 550nm or more.

REASON: For protection of legally protected light-sensitive bats.

3. The site shall not be occupied by any persons other than gypsies and travellers as defined in paragraph 1 of Annex 1 of DLUHC Planning Policy for Traveller Sites, December 2023.

REASON: Permission for residential occupation of the site is only granted by reason of the special circumstances of gypsies/travellers.

4. The site shall accommodate no more than six gypsy and traveller pitches at any time. Any static caravan unit stationed on the site at any time must meet the definition of a caravan as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968. There shall be no more than six touring caravans parked/stored on the site, which shall all be associated with the six hereby permitted pitches.

REASON: In order to ensure compliance with the terms of the permission.

**45. 23/01897/MAJ - CAR PARK ADJACENT SHERBOURNE HOUSE, KINGSTEIGNTON ROAD, NEWTON ABBOT**

The Senior Planning Officer introduced the application to the Committee.

Comments from Councillors during debate included:

- Concerns about parking
- NHS building parking and proximity
- Concerns about loss of tree at entrance and possibility of TPO
- Site would be in flood zone 2
- Concerns about overlooking

- Concerns about the design including the colour
- Loss of light
- Site is brown field and in town centre
- Sustainable
- Site is a visual improvement
- 100 percent affordable homes
- Helps residents looking to downsize, in turn freeing up larger homes
- Concerns about traffic
- Balcony may overlook
- Involvement of highways
- Need to ensure building stays clean
- Importance of site notices/notifying neighbours
- Condition for sustainable travel plan
- Ward member would be involved in overview of development

In response, Officers clarified the following:

- Bottom of site in flood zone 3, the proposed building is in zone 2. Cannot say what the history of flooding is on site.
- Neighbouring business have their own allocated parking
- Tree is retained in scheme
- Precise cladding colours will be determined by the supplier
- Cannot condition any traffic impact on cricketfield or traffic
- Building is angled to prevent impact on neighbours
- Conditions would be discharged by officers
- Conditions can be added regarding colour
- Applicant didn't include planning officer in discussions with highways officer at Devon County
- Site notices went out locally
- Drop in sessions for the community to give feedback
- Will meet with ward member during site development

It was proposed Cllr Hook by and seconded by Cllr Hall that permission be granted as set out in the report and update sheet, plus a condition requiring submission of a sustainable travel plan.

A vote was taken. The results were 12 for, 1 against, and 1 abstention.

Resolved

That permission be granted subject to the following conditions.

1. The development hereby permitted shall begin before the expiry of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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
18 Oct 2023	A.11	Green Infrastructure Strategy
18 Oct 2023		Environmental statement
18 Oct 2023		Air quality assessment
18 Oct 2023		PHPP Assessment
18 Oct 2023		Affordable housing statement
18 Oct 2023		Biodiversity survey and report
06 Nov 2023		Energy Statement
06 Nov 2023		Carbon Reduction
07 Nov 2023		Tree Survey
07 Nov 2023	05949TCP 17.3.23 1OF1	Tree Survey plan
07 Nov 2023	05949TPP 25.10.23 1OF1	Tree Survey plan
07 Nov 2023		Arboricultural Impact Assessment
18 Oct 2023		Transport assessment
19 Jan 2024	01-ATR-101 REV A	Swept Path Analysis - Parallel Parking
01 Mar 2024	A.08 REV 02	Site Plan
01 Mar 2024	A.14 REV 01	1st and 2nd Floor Plan
01 Mar 2024	A.15 REV 01	3rd Floor Plan
01 Mar 2024	A.16 REV 01	Roof Plan
17 Apr 2024	ACA0015/1/0	Archaeological Report
16 May 2024	2106 A.13 REV 02	Proposed Ground Floor Plan
16 May 2024	2106 SE3 S.01	External Material References
06 Jun 2024		Waste Audit Statement
19 Jun 2024	A.19 REV 02	North East Elevation
19 Jun 2024	A.20 REV 02	South West Elevation
19 Jun 2024	A.12	Facade Materials
19 Jun 2024	A.18 REV 02	Street Elevations
27 Jun 2024	A.35	Window Reveal Detail
27 Jun 2024	A.36	Window Cill Detail
27 Jun 2024	A.37	Window Head Detail
27 Jun 2024	A.38	Roof Junction Detail
27 Jun 2024	A.39	External Corner Detail
08 Jul 2024	A.47	Corner Detail/Standing Seam
08 Jul 2024	A.46	Window Reveal - Standing Seam
08 Jul 2024	A.45	Window Reveal -

		Standing Seam
08 Jul 2024	A.44	Window Head - Standing Seam
08 Jul 2024	A.43	Window Cill - Standing Seam
08 Jul 2024	A.42	Window Reveal - Brick
08 Jul 2024	A.41	Window Head - Brick
08 Jul 2024	A.41	Window Cill - Brick
15 Jul 2024		Drainage Strategy
1 Aug 2024		Affordable Housing Statement

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

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, 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 contamination shall be dealt with.

Development shall not thereafter proceed unless in strict accordance with the measures identified in the approved remediation strategy and verification plan. Prior to occupation of any part of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority.

REASON: To ensure that any unexpected contamination that is uncovered during remediation or other site works which may have migrated into the application site is dealt with appropriately.

4. The development shall proceed in accordance with the Written Scheme of Investigation prepared by AC Archaeology - (document ref: ACA0015/1/0 and dated: 22nd February 2024) and submitted in support of this planning application. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

REASON: To ensure, in accordance with paragraph 211 of the National Planning Policy Framework (2023) and the supporting text in paragraph 5.17 of the Teignbridge Local Plan Policy EN5 (adopted 2013), that an appropriate record is made of archaeological evidence/historic building fabric that may be affected by the development.

5. The development shall not be occupied until (i) the post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation and (ii) that the provision made for analysis,

publication and dissemination of results, and archive deposition, has been confirmed in writing to, and approved by, the Local Planning Authority.

REASON: To comply with Paragraph 211 of the NPPF (2023), which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure that the information gathered becomes publicly accessible.

6. Works required to implement the development hereby approved shall proceed only in accordance with the recommendations set out in the ecology report hereby approved. Prior to first occupation of the development hereby approved, the biodiversity enhancement measures set out in the approved ecology report by Ecologic dated 27 September 2023 (especially Section 6) shall be implemented in accordance with the details set out in the report.

REASON: In the interests of protected species and biodiversity enhancement as required by policy EN8.

7. Within three months of works commencing on site full details of hard and soft landscape works, including an implementation and management plan, shall have been submitted to the Local Planning Authority for written approval.

Details of soft landscape works shall include retention of any existing trees and hedges; finished levels/contours; planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

The hard landscape works shall include means of enclosure; boundary and surface treatments; vehicle and pedestrian/cyclist circulation; structures (furniture, signs and all external lighting (to be accompanied by Lighting Report)); proposed and existing service lines. All works shall be carried out in accordance with the approved details and the implementation plan and thereafter maintained in accordance with the approved management plan.

REASON: To secure a landscape scheme that will complement the development in the interests of visual amenity and amenity of residents.

8. Works shall proceed in strict accordance with the hereby approved Tree Protection Plan 05949 TPP 24.10.23. Tree protection fencing shall be in place prior to any works commencing on site and the developer shall maintain such fences to the satisfaction of the Local Planning Authority until all development the subject of this permission is completed.

REASON: To protect the tree in the interests of visual amenity. The fencing must be in place prior to commencement to ensure appropriate protection of the tree.

9. Prior to the commencement of development a Construction Environmental Management Plan shall have been first submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall specify details to include:
  - The hours of demolition/construction works (including hours of site deliveries, parking of vehicles of site operatives and visitors)
  - Number and size of vehicles visiting the site in connection with the development and the frequency of their visits
  - Timetable for the works including expected timescales for each aspect of construction
  - Any road closure
  - Details of proposals to promote car sharing amongst construction staff in order to limit construction vehicles parking off-site
  - Loading and unloading of plant and machinery
  - Facilities for the storage of plant, machinery and materials used in the construction of the development
  - The erection and maintenance of security hoardings
  - Wheel washing facilities
  - Measures to control the emission of dust, noise, vibration and dirt during construction
  - A scheme for the recycling/disposal of waste resulting from the construction works
  - The proposed route for all construction traffic exceeding 7.5 tonnes
  - Details of the amount and location of construction worker parking
  - Photographic evidence of the condition of the adjacent public highway prior to the commencement of any work
  - Identification of particularly intrusive construction practices i.e piling and the subsequent control measures that will be implemented
  - The type of plant to be used
  - Arrangement to be implemented for effective communication with the local community regarding forthcoming, potentially intrusive works
  - Methods for monitoring noise, dust, vibrations and frequency
  - Detailed proposals for the management of surface water and silt runoff from the site during construction

The development shall only be carried out in strict accordance with the approved details.

REASON: In the interests of local amenity and highway safety.  
Construction management details need to be agreed prior to works commencing as matters require oversight from that time.

10. Prior to their first installation full details of the proposed solar panels shall be submitted to and approved in writing by the Local Planning Authority. The approved panels shall be installed prior to first occupation.

REASON: In the interests of carbon reduction and visual amenity.

11. Prior to works exceeding damp proof course (dpc) the following full architectural details shall be submitted to and approved in writing by the Local Planning Authority:

- External doors
- Windows
- Rainwater goods
- Meter boxes, including location, to be, as far as is possible, not located on a principal elevation.
- Details of ASHPs, solar panels and any mechanical ventilation plant including location.
- Bin and Bike store doors
- Garage Screens

Works shall proceed in accordance with the approved details.

REASON: In the interests of the appearance of the building and wider visual amenity.

12. Prior to first occupation of the development hereby approved, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Flood Warning and Evacuation Plan must include:

- The necessity of including the building on the Environment Agency's Flood Warning system for the lifetime of the Development
- Trigger levels for evacuation
- The access and egress route in the event of a flood.

The Emergency Plan must be provided to future occupants of the development within sales or tenancy documents.

REASON: For the avoidance of doubt and to ensure the safety of occupants

13. Prior to the commencement of development a detailed drainage design based upon the approved Drainage Strategy Report (Report Ref: 18349/DS/R6 Revision 6 dated 11 July 2024) shall be submitted to and approved in writing by the Local Planning Authority. Works shall proceed in accordance with the approved details.

REASON: To ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG. The condition is pre-commencement since it is essential that the proposed surface water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when site layout is fixed.

14. Prior to first occupation of the development hereby approved full details of the responsibilities of a management company responsible for the maintenance of the on-site communal areas both internally and externally shall be submitted to and approved in writing by the Local Planning Authority. The on-site communal areas shall thereafter be maintained in accordance with the approved details.

REASON: To ensure that the on-site communal areas are appropriately maintained in the interests of visual and residential amenity.

15. Prior to first occupation of the development hereby approved a report shall be submitted to the Local Planning Authority confirming that the measures and levels (to achieve "Good" criteria (without observed impact)) set out in the Noise Impact Assessment by inacoustic dated 24th June 2024 Version 4 have been met.

REASON: In the interests of residential amenity

16. Prior to first occupation of the development hereby approved the electric vehicle charging points x2 shall be installed at the site and shall be commissioned and available for use. The charging points shall as a minimum be a 32A (7.3kW) Mode 3 unit and shall be maintained in good working order thereafter as specified by the manufacturer.

REASON: In the interest of carbon reduction.

17. The development shall proceed in accordance with the hereby approved Affordable Housing Statement and the housing shall be delivered, maintained and let in accordance with the details as set out within the Statement in perpetuity.

REASON: To ensure that the development delivers the Affordable Housing as set out and that it is retained in perpetuity

18. A report shall be provided clearly demonstrating the methods to be employed to stop noise and vibration problems at the neighbouring properties from the use of any mechanical systems (such as ASHPs and Mechanical Ventilation systems). The noise survey method British Standard: BS4142:2014+A1:2019, Method for rating industrial noise affecting mixed residential and industrial areas should be used. These methods shall be agreed in writing by Local Planning Authority and implemented accordingly prior to first occupation.

REASON: In the interests of neighbouring amenity.

19. Submission of a Sustainable Travel Plan prior to first occupancy.
20. Prior to the first installation of any material and the construction of the exterior of the building, full details and samples of all materials to be used on the external surfaces will be submitted to and approved in writing to

the Local Planning Authority. This should include colour, finish, and profile of any external cladding.

**46. 24/00545/OUT - PUMPS ACRE, GREENHILL LANE, DENBURY**

The Planning Officer introduced the item to the Committee.

Public Speaker, Objector – Spoke on:

- Speculative development
- Concerns around growth of village
- No local need for these types of dwellings
- No public good to alleviate any harm
- Impact on pedestrians
- Number of objections from village

Public Speaker, Supporter – Spoke on:

- Land already in local plan
- Boundary changes are in draft local plan
- Ecological assessment carried out
- Impact considered acceptable
- No objections from statutory consultees

Comments from Councillors during debate included:

- Concerns of Parish Council
- The wall that will be affected is in the conservation area
- Proposed entrance would be unattractive
- Limited impact
- Church can only be seen from the road outside the properties
- Concerns about access to public transport
- Condition 7 deals with road impact
- Harm to heritage assets
- No vehicles seen when visiting site
- Plenty of space on site for 3 dwellings
- Narrow lane
- Low quality tree to be removed
- Application considered premature
- NPPF paragraph 82 requires housing to support locals
- Dwellings too large
- Support in village for more moderate applications
- Site is in countryside
- Doesn't meet policies S21 and S22
- Application could use preexisting access
- Other local sites would better fit this development
- Removing stone from the wall would count as harm to a heritage asset
- Families may wish to use local school
- No objection to Saturday building work
- Maximum additional capacity allowed is 5 percent

- More moderately sized dwelling would attract younger locals to stay in the village
- Planning officers consider policies are met

In response Officers clarified the following:

- Not a speculative development
- Church tower can only just be seen from site
- No material harm to church
- Benefit would be provided through contributing towards solving housing crisis
- Need to improve Denbury Conservation Area
- High end dwellings
- Policy GP3 supports application
- Reuse of natural stone
- Minimised vehicle movements
- Applicants aren't required to provide fully detailed application
- Wall is not listed
- Officers have given their professional opinion regarding the relation between the application and policies

It was proposed by Councillor Hook and seconded by Councillor J Taylor that permission be refused due to the application not complying with policies S21, S22, GP3, and EN17.

A vote was taken. The result was 10 in favour, 3 against, and 1 abstention. Cllr Macgregor chose not to vote on this item.

Resolved

That permission be refused due to the application not complying with policies S21, S22, GP3, and EN17.

*Note: The decision to refuse this application was contrary to Officer recommendation.*

*Members considered that the application provided less than substantial harm to the wall which is in the conservation area, lack of public benefit, parking issues, and a lack of need for the type of dwelling and housing numbers as considered in the Local Plan.*

**47. 23/00597/MAJ - WOLBOROUGH BARTON**

The item was withdrawn by Officers before the start of the meeting.

**48. 23/01310/MAJ - WOLBOROUGH GRANGE**

The item was withdrawn by Officers before the start of the meeting.

**49. ENFORCEMENT CASES**

**50. 20/00104/ENF - LAND KNOWN AS BOVEY HEATH FARM, NEWTON ROAD, BOVEY TRACEY**

The item was withdrawn by Officers before the start of the meeting.

**51. APPEAL DECISIONS - TO NOTE APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE.**

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

**52. S73 MAJOR DECISIONS SUMMARY**

The Committee noted the Major Decisions Summary sheet.

The meeting started at 10.02 am and finished at 12.50 pm.

Chair  
Cllr Colin Parker

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