

## Planning Committee – Tuesday 13 June 2023

### Late representations/updates

Item No.	Description
8.a	<p>22/01194/MAJ - Land West Of Monks Way And North Of Marriott Way Bovey Tracey</p> <p>Hybrid planning application for full planning permission for Class E foodstore with associated parking, servicing and landscaping and outline planning permission (with all matters except access reserved) for Class E(g)/B2/B8 employment uses (revised description 5.12.2022)</p> <p>Since the writing of the report the number of representations has changed. There are now 13 registered representations of objection. The additional letters largely make the same planning related comments as those set out in the report with the addition of the below:</p> <p style="padding-left: 40px;">“Bovey Tracey is already well served by a range of shops, including local businesses as well as a Spar, Co-op and Tesco, this is a small town on the edge of Dartmoor not a city.”</p> <p>In addition to this there are now 6 letters of representation. The additional representation raised no new planning related comments to those already set out in the report.</p> <p>Similarly, 2 letters of support have been received.</p> <p>It is noted that policy EN4 has been missed off of the list of relevant Teignbridge Local Plan 2013 – 2033 policies. This policy relates to Flood Risk.</p>

Item No.	Description
8.b	<p>22/01853/MAJ - Car Park Brunswick Street</p> <p>Demolition of existing building and construction of health and wellbeing centre together with associated parking and access</p> <p>Since writing the report a further 21 representations have been received in objection and one in support. The additional representations largely raise the same planning matters as those already set out / addressed within the report and the points raised can be summarised as: loss of parking, need for additional town centre parking, highway safety, traffic, adequacy of existing medical facilities, visual impact of development, lack of green space and biodiversity provision, impact on residential amenity, flood risk, drainage, impacts of construction works, carbon footprint of construction, preference for other locations such as Teignmouth Hospital or Eastcliff car park, need for toilet provision, impact on the vitality and viability of Teignmouth Town Centre and tourism.</p> <p>The benefits of the scheme in terms of health and wellbeing have already been outlined within the report as has the acceptability of the proposals from a flood risk perspective, it should be noted that neither the Environment Agency nor Devon County Council, as Lead Local Flood Authority, object to the proposals.</p>

The proposals have been discussed with Devon County Council as local highway authority and there are no highway issues which would warrant a refusal of planning permission. The design of the scheme has been amended to address concerns raised by the conservation officer and case officer and the conservation officer has now assessed the proposal as having a neutral impact. The site has been allocated for regeneration within the adopted Local Plan and re-provision of car parking spaces has already been carried out. From a planning policy perspective, the site is within a sustainable location for the proposed use.

It is noted that a proposed condition restricting deliveries and waste collection has been missed off the list within the report. The proposed condition is to restrict the hours of deliveries and waste collection in the interests of the amenity of the area including the amenity of neighbouring residential occupiers.

The Officer recommendation therefore remains as set out in the report, subject to an additional condition regarding deliveries and waste collection, that planning permission be granted subject to conditions.