

Planning Committee – Tuesday 24 October 2023

Late representations/updates

Item No.	Description
6a	23/00785/FUL - Cut And Curl 22 Twickenham Road Change of use from hair dressers to residential No updates received

Item No.	Description
6b	20/00291/MAJ - Land Off Chudleigh Road Alphington 45 residential apartments (Build for Rent) and associated car parking (Revised description) No updates received

Item No.	Description
6c	<p>19/00060/ENF - 5 Pottles Barns Unauthorised use</p> <p>Received a response form the owners agent setting out why it is considered the use for permanent residential use is acceptable and refer to a number of points that they feel should be taken into consideration. The main points raised are:</p> <ul style="list-style-type: none">• Since the planning permission was granted for the conversion of the barns to holiday lets there has been a significant change in the planning policy landscape with the introduction of the Class Q permitted development rights that may have allowed the barns to be converted to dwellings.• It is considered the National Planning Policy Framework encourages the re-use of redundant buildings.• The original intention was to use the barns for holiday purposes but the owners were approached by local people looking for smaller affordable accommodation. The sizes of the units vary from 36m2 to 77m2.• It is considered that the units are well located to Exminster and Exeter.• The site is also close to the major allocation of land at Peamore and Westexe in the emerging local plan which will increase the sustainability of the site.• It is considered that the use for holiday purposes will be incompatible with the residential use of the other units that have been established. This is further enhanced by the Government considering introducing a tourist registration scheme. It is considered that to take action now would be against this.• It is also considered that there has been an under delivery in respect of the Housing Delivery Test and that it is not possible to demonstrate that Teignbridge District Council has the necessary housing supply.• It is considered that the use of a Breach of Condition Notice is not the appropriate way forward as there is no right of appeal to address the planning issues associated with the case.

- Details of the current occupiers have been submitted which show the occupants all work locally.

It is requested that no action is taken for a period of 6 weeks to allow a planning application to be submitted which they believe would address the planning issues.

Officers consider that to hold off any action whilst a planning application is submitted and determined would result in more of the units becoming immune from enforcement action. It is considered serving a Breach of Condition Notice with a period of 12 months for compliance would allow sufficient time for a planning application to be submitted and determined.

The Recommendation remains as set out in the Report.