

Planning Committee – Tuesday 15 April 2025

Late representations/updates

Item No.	Description
6a	<p>24/01348/FUL - Tracey House Retirement Home, Bovey Tracey Change of Use from Residential Institution (Class C2) to 6 holiday lets</p> <p>South West Water Response: In Summary, having reviewed the application form and documents submitted, both foul and surface water discharge are proposed to be managed on site – foul to a septic tank and surface water attenuated via rain planters. SWW would therefore have no observations on network capacity. With regard to the issue of drainage capacity, these statements are noted from the FRA: 3.3.3 Observations of the B3387 show that there is a lack of gullies on the highway, indicating it is unlikely to be served by a positive drainage system. However, it is understood to have a very shallow drainage ditch between it and the northern site boundary. The topographic survey identifies that this ditch flows through a pipe beneath the site entrance. 5.3.1 The Risk of Flooding from Surface Water (RoFSW) dataset indicates areas where surface water is likely to flow and accumulate. As shown in Figure 5-1, the dataset only predicts surface water flooding in an extremely small part of the site, associated with the lower lying area alongside the B3387, as described in Section 3.2. It isn't clear how the existing drainage at the site presents but if it is this area adjacent to the highway, it may be there is an issue with Highway drainage that is contributing. With regard to the existing septic tank and issues of drainage capacity, the tank is indicated on Drawing E05 Rev A – Existing Block Plan. However, there is no comment on its condition/ size etc in the documentation or on the preliminary drainage strategy. The Environment Agency could comment as to whether the existing system is suitable for the proposed use, whether improvements are needed and if a permit is required. if a septic tank is considered acceptable, SWW would ask that any permission granted specifies foul discharge must be to a septic tank. It maybe that a pre-commencement condition requiring the submission of a foul drainage strategy would cover this consideration.</p> <p>Who is living in the west wing of the house: "There are people living in the staff accommodation but no one is living in the care home. The tenants have been paying Council Tax during their occupation. This was to ensure there were people living on site to provide an element of security to prevent any unwanted visitors taking over the site given its remote location."</p> <p>It appears Site History was missed from the report, relevant site history:</p> <p>82/02673/COU - Change of use from dwelling to guest house/residential rest home – Approved - 28.01.1983</p> <p>83/01477/COU - Change of use from disused garage/ offices to retail unit – Approved - 02.08.1983</p> <p>84/02129/FUL - Extension to o.a.p. home – Approved - 25.09.1984</p> <p>85/00755/FUL - Extension to form staff accommodation – Approved - 13.05.1985</p> <p>86/00410/COU - Change of use conversion and extension of derelict garage and store to staff accommodation – Refused - 16.04.1986</p> <p>22/01524/PE - Proposed division of existing buildings into 7 units of accommodation, either residential or holiday use and 19 new units of holiday accommodation – Advice given - 11.11.2022</p> <p>23/01995/MAJ - Change of use of retirement home to seven units of holiday accommodation including associated demolition and works; change of use of surrounding land to caravan site involving stationing of up to 8 caravans; landscaping; replacement bat roost - 22.03.2024</p>

Item No.	Description
7a	E2/28/70 - Westbrook House, Westbrook Avenue, Teignmouth The District of Teignbridge (Westbrook House, Westbrook Avenue, Teignmouth, TQ14 9EL) Tree Preservation Order 2024 No updates received

Item No.	Description
7b	E2/25/04 - Land At Combe Hill Cross, Ideford Combe, Sandygate The District of Teignbridge (Land at Combe Hill Cross, Ideford Combe) Tree Preservation Order 2025 No updates received

Item No.	Description
8a	24/00045/ENF - Land North Of Haldon Race Course NGR 290438 83916, Kennford Unauthorised residential use of land Received correspondence from the agent confirming an appeal has been submitted against the planning refusal (reference 24/01962/FUL) for the change of use of land to traveller site comprising 5 pitches for a temporary period of 3 years (resubmission of refused application 22/02044/FUL). This deals with drainage issue and how it can be dealt with through conditions. There is also a request to consider the personal circumstances of the occupants.

Item No.	Description
8b	20/00104/ENF - Land Known As Bovey Heath Farm, Newton Road, Bovey Tracey Siting of mobile homes and construction of various buildings and structures No updates received