

# PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

**DATE:** 9 May 2017

**REPORT OF:** Business Manager – Strategic Place

**ITEM:** 2.

**CASE OFFICER** Debbie Fuller

**APPLICATION FOR CONSIDERATION:** DAWLISH - 17/00027/FUL - Structural repairs to 12.8 metres long section of existing masonry retaining wall and replacement of damaged footpath at St Marys Church, Cofton Lane, Cofton, Dawlish

**APPLICANT:** Teignbridge District Council

**WARD MEMBERS** Councillors Hockin, Mayne and Price, Dawlish Central and North East

## 1. REASON FOR REPORT

Teignbridge District Council is the Applicant.

## 2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement
2. Development to proceed in accordance with the approved plans

## 3. DESCRIPTION

- 3.1 The site is St Marys Church, in the village of Cofton, located off the A379, outside of any settlement limit as depicted within the Teignbridge Local Plan. St. Marys Church is a Grade II listed building.

### Proposal

- 3.2 The application seeks permission to reinstate the structural integrity of the boundary retaining wall of the closed churchyard, to the front of the church, adjacent to the road, and the replacement of an area of footpath to the front of the building (the north west corner), which have both been affected by tree disturbance.
- 3.3 The top of the wall is starting to lean out of plumb towards the church path and is likely to fail in the near future (6 to 12 months). Emergency works are now required

to reinstate the structural integrity of the wall, particularly in view of the proximity of the footpath, public highway and the hazards and risk this defect presents.

- 3.4 The structural repairs to the wall affect a 12.8 metres long section of the existing masonry retaining wall, and include the replacement of the upper castellated section. The replacement of damaged footpath measures 15 square metres.
- 3.5 The existing masonry elements are to be set aside to reconstruct the wall and to maintain the visual aesthetic features. In order to reinforce the upper wall section bed reinforcement and galvanized shear dowel bars are to be incorporated and a series of platypus ground anchors in the mid-section of the wall are to be provided to enhance the lateral strength of the wall.
- 3.6 Natural hydraulic lime mortars are included in the works specification as approved by Teignbridge District Council's Heritage Officer in consultation with the Diocese of Exeter. A site visit has been undertaken by Teignbridge District Council's Heritage Officer to approve the works prior to beginning on site, and a test panel will be overseen by the Heritage Officer at the start of the works.
- 3.7 The works will involve road closure for the four weeks duration of the project due to the close proximity to Cofton Lane. This aims to avoid the holiday period, so as not to impact on Cofton Holiday Park or tourists generally, and is proposed to commence at the end of August 2017.
- 3.8 Revised plans and a Structural Wall Repair Specification have been received in accordance with the recommendations of the Conservation Officer.

#### **4. POLICY DOCUMENTS**

Teignbridge Local Plan 2013–2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S22 (Countryside)

EN5 (Heritage Assets)

National Planning Policy Framework

National Planning Policy Guidance

#### **5. CONSULTEES**

Environmental Control – Contaminated Land - No objections.

Conservation Officer - This was the subject of preliminary meetings. I have no objection to the proposals which will benefit the listed structures.

My minor suggestions would be item 390 of the specification where joints are to be tamped back: this should be gently to, say, no more than a few mm to avoid excessive emphasis of the stones.

Item 395: Pointing rake out should be to at least 40mm to match item 580. Item 580 refers to raking out a minimum of 40mm or twice the width.

Devon County Council (Archaeology) - If there is not going to be any ground disturbance then I would like to withdraw my previous advice and offer no comments on this planning application.

**6. REPRESENTATIONS**

None received.

**7. TOWN 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.

