

## Planning Committee –Tuesday 21 November 2017

### Late representations/updates -

Item No.	Description
1 Site visit	<p data-bbox="368 371 1394 477"><b>SHALDON - 17/01385/VAR - Highfield, Torquay Road - Variation of condition 2 on planning permission 15/01503/VAR to amend access road</b></p> <ol data-bbox="416 521 1394 813" style="list-style-type: none"><li data-bbox="416 521 1394 745">1. Please refer to additional photos on powerpoint showing landscaping removed at the rear of 11 Woodleigh Park. The boundary is presently open and visible from the access road and dwelling at Plot 5. Please also note that from the lower end of the access road 3 Woodleigh Park is visible from the access road and over the unplanted bank</li><li data-bbox="416 779 1394 992">2. Email from applicant 14 November 2017 confirming:  <i>The western bank to the access road has now been planted. The eastern bank will be planted on Thursday 16th November. This work may take a couple of days also the lower meadow area has been sown with wild flower seeds.</i>  <i>With regard to the hedge outside No. 5 Rougemont the rear of 11 Woodleigh Park our landscape condition approval in respect of this unit shows that the existing trees and bushes are retained. What has happened here is that when we trimmed the bushes a large gap appeared as there was no bush actually growing there. We have however purchased some quick growing laurel bushes to provide a screen to the area in front of no. 11 where the part of the hedge has gaps. These will be planted on the 15<sup>th</sup> and 16<sup>th</sup> November 2017.</i></li><li data-bbox="416 1406 1394 1541">3. Letter of objection from the occupier of 3 Woodleigh Park dated 12<sup>th</sup> November 2017, enclosing information sent to Cllrs in advance of previous committee. A full copy of the response is available on the Council website.  The relevant parts can be summarised as follows:<ul data-bbox="464 1619 1394 2016" style="list-style-type: none"><li data-bbox="464 1619 1394 1798">- Members were misinformed at the last meeting when they were advised the application was for changes to the access road as changes to hedgerow and stock fencing have also been undertaken along the entire length of the boundary from 1 to 11 Woodleigh Park</li><li data-bbox="464 1809 1394 1877">-access and landscaping not been built in accordance with approved details</li><li data-bbox="464 1888 1394 1955">- Much of the soil that has been deposited on site has been brought in from elsewhere</li><li data-bbox="464 1966 1394 2016">-Misrepresentation of what can be seen from the access road in the previous officer report to planning committee</li></ul></li></ol>

	<p><i>Officer Comment: Please note that a photo of the rear garden of 11 Woodleigh Park is provided in the powerpoint showing its open rear boundary to the land opposite the turning head/Plot 5</i></p> <p>-recommended that the application is reverted back to the approved scheme. No lesser remedy can be acceptable The land has been raised by imported</p> <ul style="list-style-type: none"> <li>- Destruction of hedgerows are in breach of condition 8 of 15/021503/VAR which requires hedgerows to be retained</li> <li>- the banks are just a pile of earth and don't comply with the TDC document Native Hedgerows and Devon Banks</li> <li>-The revised proposal contravenes policy EN2</li> </ul> <p>4. Objection from Ness Residents Association received 16<sup>th</sup> September and 9<sup>th</sup> November 2017. The objections can be summarised as follows:</p> <ul style="list-style-type: none"> <li>- Access road is constructed in the wrong place and should rightfully be constructed in the right place</li> </ul>
2	<p><b>a) NEWTON ABBOT - 17/02129/FUL - 3 Market Walk, Newton Abbot - New air conditioning condensers and extract grilles; and,</b></p> <p><b>b) NEWTON ABBOT - 17/02130/ADV - 3 Market Walk, Newton Abbot - One new fascia sign, one new projecting sign and two internal posters</b></p> <p>A Noise Impact assessment and survey have been received.</p> <p>Environmental Health has confirmed the expected noise levels generated by new plant at the site should not be excessive and indeed whether the applicant's measured or EH's expected background noise levels are utilised, predicted noise from the proposed plant will be less than 5Db above background noise levels and any change would not therefore be classed as "significant".</p> <p>No conditions are considered necessary in this instance – particularly in light of the additional control that can be exercised should it prove necessary through landlord and tenant relations.</p> <p>RE 16.11.17</p>
3	<p><b>IPPLEPEN - 17/01883/FUL - Camping and Caravan Site, Dornafield Farm - Grasscrete driveway construction</b></p> <p>Devon County Council (Archaeology): The proposed development lies within an area of high archaeological potential with regard to known prehistoric settlement and funerary activity in the immediate vicinity. Excavations for the construction of the Grasscrete driveway have the potential to expose and destroy</p>

	<p>archaeological and artefactual deposits associated with the nearby prehistoric activity.</p> <p>For this reason and in accordance with paragraph 141 of the <i>National Planning Policy Framework (2012)</i> and the supporting text in paragraph 5.17 of the <i>Teignbridge Local Plan Policy EN5 (adopted 2013)</i> I would advise that any consent your Authority may be minded to issue should carry the condition as worded below, based on model Condition 55 as set out in Appendix A of Circular 11/95, whereby:</p> <p><i>“No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.”</i></p> <p><i>The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.”</i></p> <p>The above condition will be added accordingly.</p>
4	<p><b>DAWLISH - 17/01944/FUL - Adventure Golf, Tucks Plot - 12 hole safari-themed adventure golf course with accompanying golf/refreshment kiosk</b></p> <p>Further Town Council Comment Received:</p> <p>Recommend Refusal due to the size of the proposed kiosk and retail offering now presented. Although the fence height has been reduced members felt it should be positioned behind the wall.</p> <p>Three further objection received, raising no new issues</p> <p>It should also be noted that a petition has been received, signed by 78 (although it is noted many are visitors rather than residents). The issues raised in the petition are addressed within the body of the Report.</p> <p>RE 16.11.17</p>
5	<p><b>SHALDON - 17/02014/FUL - Shaldon Storage &amp; Distribution Centre, Long Lane - Change of use of yard from storage (Use Class B8) to General Industrial (Use Class B2) and extend working hours of building to 8.30am to 1pm on Saturdays</b></p> <p>We have received copies of correspondence issued to Environmental Health and Devon County Council raising traffic and noise concerns already addressed in the main report.</p> <p>RE 16.11.17</p>

6

**NEWTON ABBOT - 17/02338/VAR - Coombeshead Academy,  
Coombeshead Road - Variation of condition 2 on planning  
permission 15/00467/FUL to allow new lighting scheme**

Devon County Council (Highways): No objections to the proposals.

8 letters of support, 1 letter of comment and 1 letter of objection have been received in addition to those set out in the committee report.

These raise the following additional planning related matters:

- There is a lack of such pitches and this provides an excellent facility reducing the hours cuts our ability to use the pitch significantly and will leave many teams with nowhere to train
- The Devon FA have identified a lack of such pitches within the area
- Gets young children and teens into sports where they learn life skills.
- This is a great facility and has a positive impact for local teenagers and provides them with something beneficial to do.