

TEIGNGRACE PARISH COUNCIL

MINUTES OF THE PLANNING MEETING 2nd OCTOBER 2018

Present: P. Adams, W. Coombes, J. Martin, R. Page, J. Penfold.
B. Thorne.
3 residents from the local Gypsy community and 5 from the local settled community.

Apologies: A. Gale.

34/18 PLANNING:

Reference: 18/00780/FUL
Location: TEIGNGRACE - Butlands Plantation, Greycoat Lane
Proposal: Agricultural Building
Applicant: Mr Andrew Gale

Grant of Conditional Planning Permission

Reference: 18/00788/FUL
Location: TEIGNGRACE - Butlands Plantation, Greycoat Lane
Proposal: Agricultural Building
Applicant: Mr Andrew Gale

Grant of Conditional Planning Permission

Reference: 18/01759/FUL
Location: TEIGNGRACE - Greenacres, Teigngrace
Proposal: Alterations to existing gypsy and traveller site including the relocation of 1 existing pitch and creation of 7 additional pitches (8 pitches in total), amenity buildings, landscaping and surface water drainage
Applicant: Mr J Dodge Westcountry Land

Web Link:
<https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/01759/FUL&MN=Y>

Full Planning Application

National Planning Policy Framework:

Proposed development fails NPPF 2018 Environmental Objective as does not protect or enhance the natural environment. Site is in a designated Area of Great Landscape Value. (Teignbridge Local Plan 2013 / 2033)

Planning Policy for Traveller Sites 2015.

Policy A

7. In assembling the evidence base necessary to support their planning approach, local planning authorities should:

a) Pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers' accommodation needs with travellers themselves, their representative bodies and local support groups)

This has not been done. Furthermore, both the local Gypsy community and the Local Settled community strongly object to the application.

Policy B Planning for traveller sites.

10. Local planning authorities should, in producing their Local Plan:

a) Identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets.

01/04/2012 figures have been used in the application – the 2017 figures should be used. (The latest that have been provided by Teignbridge District Council)
Application states there is insufficient provision for the next five years, this is incorrect. The figures to 2022 show that the 5-year supply is fulfilled.

Teignbridge Local Plan 2013 / 2033.

SWE1 South West of Exeter Urban Extension should be developed as proposed – this is specifically in the Teignbridge Local Plan and there is 92 hectares there for the supply of 24 Gypsy & Traveller Pitches amongst 2000 homes. 1 hectare out of this allocation should be easy to achieve.

Perhaps the question should be asked of both Westcountry Land and Bovis Homes, why they do not wish to have this development on their site, where it would comply with the Teignbridge Local Plan and not be on land designated as Open Countryside?

WE6A Homes for the Travelling Community

A site of 18 pitches is allocated at Haldon Hill

NA1 Houghton Barton

A site of approximately 160 hectares is allocated at Houghton Barton to deliver a sustainable, high quality mixed-use development, which shall:

- c) Deliver at least 1,800 homes with a target of 20% affordable homes
- d) Secure delivery of 24 Gypsy and Traveller pitches.

11. Criteria should be set to guide land supply allocations where there is identified need.

Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.

No identified need. The interests of the settled community have not been considered.

13. Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally. Local planning authorities should, therefore, ensure that their policies:

a) Promote peaceful and integrated co-existence between the site and the local community

Existing balance has proved sustainable; any more development could adversely affect co-existence and will imbalance the community.

The local Gypsy community was strongly represented at the Parish Council meeting and they do not want the application approved.

The reasons given were:

1 They felt that the existing balance works well with the settled community.

2 The revised application is to accommodate single units rather than double units, so will not be used by Gypsy families. This would mean mixing Gypsy and Traveller communities on the same site, which does not work. Teignbridge District Council are aware of this.

g) Do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans

Proposed development is in Flood Risk Zone 2.

Letter from Environment Agency dated March 8th 2012 for Original Application 12/00676 states that the proposed development area is susceptible to surface water flood – advised to avoid buildings in this area.

Environment Agency have objected on these grounds.

Policy C: Sites in rural areas and the countryside

14. When assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community.

Ley Green comprises 13 traditional houses and 10 Gypsy / Traveller units. An additional 7 Gypsy / Traveller units in this small hamlet is not of a scale appropriate to this rural setting. NA1 and SWE1 in the Teignbridge Local Plan 2013 / 2033 have a ratio of 1:75, not 1:1.

Policy H: Determining planning applications for traveller sites

22. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Outside Local Plan as the proposed development is located in Open Countryside.

23. Applications should be assessed and determined in accordance with the presumption in favour of sustainable development and the application of specific policies in the National Planning Policy Framework and this planning policy for traveller sites.

There are no bus services in Teigngrace and TDC have previously refused an extension to an existing dwelling in Teigngrace on the grounds of sustainability.

"14/00280/FUL 1. The proposed development lies outside of the defined settlement limits of Newton Abbot and remote from facilities and services. In the absence of any clear overriding justification it is considered contrary to Policies S1 (Sustainable Development Criteria) and S22 (Countryside) of the Teignbridge Local Plan 2013-2033."

25. Local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. Local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community, and avoid placing an undue pressure on the local infrastructure.

Dominates Local Community of Ley Green. Ley Green comprises 13 traditional houses and 10 Gypsy / Traveller units. An additional 7 Gypsy / Traveller units in this small hamlet will dominate this area of Open Countryside. NA1 and SWE1 in the Teignbridge Local Plan 2013 / 2033 have a ratio of 1:75, not 1:1.

Highways:

Access is onto Teigngrace Road, a Single-track road with a 60mph speed limit and is adjacent to a bend.

The road is used by many cyclists and forms part of the busy local cycle network.

The existing entrance does not comply with the current planning permission. D.C.C. Highways are using this specification for their response. Current splay is around 9m (instead of 17m) with a 1.8m high fence / hedge instead of a 0.6m high boundary.

D.C.C. Highways in original site application 12/00676 state vehicle movement per unit as 6 daily two-way movements. i.e. 7 units will equate to 84 additional vehicle movements per day.

Previous application 15/00262/FUL had 1 parking space for a car plus a touring caravan. This application has 2 car parking spaces plus a touring caravan.

Drainage:

Existing development has created increased water flow towards the housing in Ley Green and this has been reported to D.C.C. Highways and Teignbridge District Council on numerous occasions.

We cannot afford any increase in run-off water from the site as the drainage on the main Teigngrace road cannot cope with the amount of water running down it during heavy rain and has been flooded a number of times due to this run-off.

Proposed SUDS scheme will not work in winter when the water table is high and the clay soil is waterlogged.

It seems unlikely that the recommendations in the Consultation Response from Drainage can be complied with as the land becomes waterlogged during the winter months as mentioned in the Previous application 15/00262/FUL 'Applicants Contamination Statement', Plate 4, "This area was noticeably waterlogged at the time of the investigation".

Local residents have complained to Teignbridge District Council of effluent draining from the site – and this is with only 1 pitch built.

SWW Water Main:

The site lies right on top of the main Torquay SWW Water Main. This is not a suitable site for the proposed development.

'The Retreat' is built on top of the SWW Water Main.

Planning Enforcement:

The Parish Council and local residents have previously repeatedly raised concerns regarding highways, flooding, drainage, mains water pipe location and failure to comply with planning permission, both for the Original Application 12/00676/COU and Previous Application 15/00262/FUL.

Teignbridge District Council have repeatedly ignored the issues Teigngrace Parish Council and others have raised regarding this site.

It is good to see that the Environment Agency and SWW are now reinforcing what we have been saying for the last 6 years.

Teigngrace Parish Council will be contacting D.C.C. Highways and requesting that they review their decision given that the entrance does not comply with the current planning permission.

[5 Against, 0 For]

Meeting closed 21:00.

PLEASE NOTE THE NEXT FULL MEETING WILL BE ON 6th NOVEMBER 2018, THE NEXT PLANNING MEETING WILL BE ON 4th DECEMBER 2018.