**MINUTES OF THE REGULAR MEETING OF THE IPPLEPEN PARISH COUNCIL PLANNING COMMITTEE ON WEDNESDAY 17th APRIL 2019 at 18.30hrs**

Present: Councillor R Carnell

Councillor Mrs B Calland

Councillor Mrs M Hutchings

Visitors: 6 visitors

1. **Apologies:**

Councillor R A A Farrow

**1.1 Site Visit:** Present Councillor Mrs B Calland and Councillor R Carnell

19/00476/VAR

IPPLEPEN – Danes, Dornafield Lane

Variation of condition 2 on planning permission 11/00214/FUL (three storey side extension and sand school to south of site) to vary the position of the sand school

Ipplepen Parish Council have no objections to this application in principle but would ask that due to the topography of the site (the proposed site is now higher up the field and will have a greater visual impact on the surrounding area) detailed landscaping should be part of the condition of consent to lessen the impact on the landscape and maintain the visual amenity.

1. **Review of Planning Applications:**
   1. 19/00711/FUL

IPPLEPEN – Land at Totnes Road, Ipplepen

Extension to existing livestock building

Ipplepen Parish Council have no objections to the proposed development but we have concerns that there is now a mobile home on site that, as far as we know, does not have planning permission.

* 1. 1900678/VAR

IPPLEPEN – Dainton Cross, Marldon Road, Ipplepen

Agricultural building

Ipplepen Parish Council have no objections to the proposed development but would ask that provision for access to the site be improved by way of a suitable entrance with a visibility splay to improve safety on a dangerous part of a busy narrow road. We would also ask that there be restrictions on any roof lights to avoid light pollution in the surrounding area.

* 1. 19/00672/FUL

IPPLEPEN – Great Ambrook

Construction of building for use as holiday accommodation and visitor facilities

Ipplepen Parish Council object to this application as although we appreciate the efforts being made to restore the Italian Gardens and understand the enormity of this commitment by the present owners, we do not see a need for holiday accommodation on site as having been proved. Perhaps a much smaller development to provide basic amenities for the limited number of people that visit along with the maintenance workers would be more appropriate.   
We would also like to point out that part of this development appears to fall within the boundary of the Historic England Grade II Park and Garden listing Entry Number 1419269 and the application would therefore need to have an application covering Listed Building Consent.  
If Teignbridge were to grant this application we would reiterate the owners comments that "were this to be a full-time dwelling, the proposal would be in conflict with policy S22 of the local plan. However, the owners have made it clear that this is not their intention and will actively seek, with Teignbridge, to negotiate conditions preventing this building becoming a full-time residence."

1. **Any Other Business:**
   1. There was no other business

The meeting ended at 20.00pm 17th April 2019