**MINUTES OF THE REGULAR MEETING OF THE IPPLEPEN PARISH COUNCIL PLANNING COMMITTEE ON WEDNESDAY 22nd June 2016**

**Present:** Cllr. R.Farrow

Cllr Mrs B Calland

Cllr R Carnell

Cllr Mrs.M.Hutchings

**1. Apologies:** Cllr.Tompkins

**2. Election of Chairman:** Coun.R.Farrow

**Election of Minute Secretary:** Coun.Mrs.B.Calland

**3. Terms of Reference:** The Terms of Reference were reviewed and accepted without alterations.

**4. Review of Planning Applications:**

**15/00187/OUT** Outline application for eight open market dwellings with approval for access and layout at Land NGr 283627/66859 Tremlett Grove.

**Comment:** The Committee felt that further clarification was needed concerning this application. Therefore Coun.Farrow will speak to the Planning Officer and report back to the next fully Parish Council meeting in due course.

**16/01454/FUL** Extensions to form porch and dormer on front elevation at Rosemellyn, Orley Road.

**Comment:** IPC have no objection to this application.

**16/00203/FUL** Use of the land for the siting of one mobile home at Devon Tree Services, Little Acre.

**Comment:**  IPC would continue to support the original proposal for a lodge as security accommodation and the removal of the caravan, but are not inclined to support an application for the siting of one mobile home.

**16/01568/FUL** Conversion of store into residential accommodation with internal link to adjoining dwelling and associated works including two roof windows, an open porch and a single storey extension on south east elevation at The Barn, North View Cottages.

**Comment:** IPC have no objections as long as the accommodation remains ancillary to the existing dwelling.

**16/00778/FUL** Single storey side and rear extension and raised patio area at 9 Grange Close.

**Comment:** IPC stand by our previous statement sent to you on the 7th April 2016 which read as follows:

IPC objected to a previous planning application at 9 Grange Close (Ref: 15/00626/FUL) siting that the proposed development was “over dominant in terms of its size and mass.” The proposal was also considered as having “a demonstrable effect on the amenity and privacy of the neighbouring property known as “Highfield”. The application was subsequently refused by TDC’s Development Management Committee on 3rd July 2015 for the following reason: The proposed side and rear extension, verandah, decking, raising of the roof and associated dormer windows and roof lights, by reason of their location, scale and bulk in relation to neighbouring properties, would result in an unacceptable level of overlooking and dominance resulting in a detrimental impact upon the residential amenities of the occupiers of the surrounding properties. As such the proposal is found to be contrary to Policies S1A (Presumption in favour of Sustainable Development), S1 (Sustainable Development) and WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan 2013-2033 and to the National Planning Policy Framework.

A considerable amount of the previous planning proposal has now been carried out under permitted development. The subject planning proposal now under construction if permitted would essentially replicate the original scheme.

Although not obvious from the submitted plans, the proposed development by virtue of the existing topography of having an elevated position would result in an unacceptable level of overlooking and loss of privacy of “Highfield’s” property. The proposal would also mirror the unacceptable and bulk of the previously refused application.

In consideration therefore of the above the Parish Council Objects to the proposed development.

**5. Any Other Business**

There was no other business