**MINUTES OF THE REGULAR MEETING OF THE IPPLEPEN PARISH COUNCIL PLANNING COMMITTEE ON WEDNESDAY 17th September 2014 at 19.00hrs**

Present: Councillor C Tompkins

 Councillor R Carnell

 Councillor Mrs.Calland

 Coun.C.Popham

1. **Apologies:**

Coun.Farrow

1. **Review of Planning Applications:**

**Application Ref: 14/02605/FUL–** Removal of caravan and replace with new dwelling at Tanyard Farm, Combefishacre.

**Comment:** Ipplepen Parish Council wishes to object to the proposed development for the following reasons:-

a) We understand that the caravan that has consent for permanent residency has been removed for over 12 months with no occupation on site during that time.

b) The site is outside any defined settlement boundary and is within open countryside which is contrary to policy S21a (settlement limit) and S22 (countryside) of the Teignbridge Local Plan 2013-33.

c) There is no apparent justification for this proposed development.

d) The proposed design solution is out of contect with the rural area and character of Combefishacre.

**Appeal** against refusal of Planning Permission 14/01465/VAR – Removal of conditions 10 & 11 on planning application 01/03563/COU to remove the occupancy condition.

Ipplepen Parish Council maintain an objection on the grounds sited in the Teignbridge District Council refusal that it would result in the loss of tourist accommodation and created an unrestricted dwelling house in an unsustainable location, remote from services and facilities, contrary to Policy S1 (Sustainable Development Criteria), S12 (Tourism), S21a (Settlement Limit) and S22 (Countryside) of the Teignbridge Local Plan 2013-2033

Ipplepen Parish Council are of the opinion that had the original application proposed a new dwelling then it would be refused on sustainability grounds

**3.0 Items to discuss:**

No further items to discuss.