

**MINUTES OF THE REGULAR MEETING OF THE IPPLEPEN PARISH COUNCIL PLANNING COMMITTEE ON FRIDAY 23rd APRIL 2021 at 19.00hrs**

Present: Councillor R Carnell

Councillor Mrs B Calland

Councillor R A A Farrow (Chairman)

Councillor Mrs F Olding

Councillor S Rattlidge

Councillor D Smith

Visitors: Four Members of the public present.

The Chairman Councillor R Farrow opened the meeting at 7.02pm.

1. **Apologies:** Councillor Mrs M Hutchings

2.0 **Declarations of interest:** None

3.0 **Review of Planning Applications:**

3.1 **21/00477/CLDP** -  Certificate of lawfulness for proposed use of land as caravan site at Park Hill Caravan Park Moor Road Ipplepen Devon TQ12 5TT

A Certificate of Lawfulness to confirm the use of the site as recreational and amenity areas ancillary to Ross Park Caravan Park was approved on 27 January 2020 under application reference 19/01975. The original proposal was “Certificate of lawfulness for existing use of land as a caravan site”. This was amended to the approved description after advice from the Planning Solicitor. This indicates that the parcel of land in question is not potentially a lawful caravan site, but recreation and amenity areas only.

The Certificate of Lawful Use or Development was approved on 20 July 2020 under application reference 20/00445; the intention was to allow for the stationing of up to 40 touring caravans within a defined area of the recreation and amenity areas. The applicant also confirmed “that the proposed 40 caravans will fit within the legal definition of a caravan in terms of their proposed size and portability and these would not be permanently attached to the ground or main services”, that interprets as touring caravans. The site is licensed for touring caravans not caravans.

This application is intending the whole of the recreation and amenity areas to become “land for the siting of Caravans for human habitation” with no restriction as to the type of caravan or the type of occupation. The applicant is asserting that because the land is ancillary to and part of the main site. The main site is licensed for touring caravans only; therefore, if the land in question is ancillary to and part of the main site the same licence conditions apply.

The granting of a Certificate of Lawfulness would allow the applicant to introduce residential caravans with year-round occupancy, this amounts to residential development by the back door which is contrary to the Teignbridge Local Plan and our Neighbourhood Plan.

Ipplepen Parish Council therefore strongly objects to this application.

Ipplepen Parish Council also objects to the applicant having carried out alteration works to the entrance/drive to the Covered Reservoir. This area appears not to be in the applicant’s ownership; please refer to site location plan. We believe this work has been carried out without the necessary permissions. We expect the necessary enforcement action to be taken and that the applicant will be instructed to reinstate the entrance/drive to its original state.

Ipplepen Parish Council are disappointed that they have not, at any time, been approached by the applicant concerning their intentions for this area; had this been the case we would have had the opportunity of discussing not only the parish council’s concerns but the concerns of our parishioners which have now become apparent. (Unanimous).

3.2 **21/00643/MAJ –**Construction of an agricultural barn for cattle rearing, straw storage and lambing at Land at Bulleigh Barton Farm.

Ipplepen Parish Council have no objections to this application. (Unanimous).

3.3 **21/00831/FUL –**New dwelling at Grove House, Totnes Road, Ipplepen.

Ipplepen Parish Council object to this application as the proposed development is outside of the village envelope and does not conform to the existing development plan for Ipplepen. It is therefore contrary to the Teignbridge Local Plan 2013 - 2033.

1. The application site is within the residential curtilage of the existing dwelling which is designated as countryside.

2. The NPPF also advises that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. We are of the opinion that the proposed development would be contrary to this advice.

3. Ipplepen Parish Council consider that the design solution of the proposed dwelling has littles to commend it architecturally. Given that the application lies outside of any settlement boundary IPC are of the opinion that the proposal will have a detrimental effect on the visual amenity of the existing street scene.

4. Ipplepen Parish Council are also of the opinion that a proposed dwelling in this location which is somewhat removed from existing facilities and services does not constitute a sustainable form of development. (Unanimous)

3.4 **21/00854/FUL –**Replacement of office building at Field View, Wrigwell Lane.

Ipplepen Parish Council have no objections in principle to this application but would ask that the following conditions be applied:-

1. That the building be designated as Class E(c)(ii) Professional Services and not Class E(g)(i) as the premises is in the countryside.

2. Not to be used for retail Class E(a) or E(b).

3. Not to be sold, leased, let or occupied as a residential dwelling.

4. There is no external lighting. (Unanimous)

3.5 **21/00858/HOU –**Replacement garage at Three Farthings, Silver Street.

Ipplepen Parish Council have no objection in principle to this application but would ask that there is a condition in place so that the garage/play room remains as described in the application, remains ancillary to the main dwelling and does not become a separate dwelling that could be sold, leased let or occupied as a residential dwelling. (Unanimous)

4) Public Session - None.

5) Date of the next meeting - Wednesday 19th May 2021 via Webex Meetings commencing at 7.00pm

Meeting closed at 8.25pm