

HOLCOMBE RESIDENTS ASSOCIATION

Please reply to:
Mr J Watson,
Secretary, Holcombe Residents Association,
12 Windward Lane,
Holcombe,
Dawlish,
DEVON EX7 0JQ

11TH November 2008,

Dear Sir/Madam,

Parish: Dawlish

Location: Holcombe Hall Nursing Home

Description: Appeal against refusal of planning permission no 08/00509/MAJ – Demolition of existing extensions and erect extension to east and two storey extension within slope to south with improvements to access drive and junction of Holcombe Drive and A379.

Planning inspectorate reference: APP/P1133/A/08/2087206/NWF

I am writing to comment on the above appeal on behalf of Holcombe Residents Association which has some 340 members who live in the village.

The Holcombe Residents Association fully supports the decision of Teignbridge District Council as the Local Planning Authority to reject this planning application.

We wrote to Teignbridge District Council on 4th March 2008 objecting to this proposal. In that letter we recognised that the developer had, at that time, gone some way to respond to concerns about the previous proposal but it was, and remains, our view that these did not address a number of key and critical issues in an acceptable way. We remain seriously concerned about the following issues:

1. The design and scale of the proposed eastern extension.
2. The very negative effect which this extension will have on the amenity of a number of neighbouring properties.
3. The proposals for improving the junction of Holcombe Drive with the A379 and
4. The possible effect of the building work on the stability of the site and its immediate environment.

You will have access to our full comments in the file on this proposal and will be aware that Teignbridge District Council's Development Control Committee reached very similar conclusions.

We have read the short statement of Grounds for Appeal submitted by the developer. In it they state that their proposals represent “---the relatively modest additional development--”. This is quite clearly erroneous and entirely misleading as it is the sheer scale of the proposed development, particularly of the east wing, which has caused so much concern to a significant proportion of the local population.

For these reasons we welcome the decision of the Local Planning Authority to reject this application. We believe that their decision was correctly based on policies.

We therefore ask that you reject the appeal by the developer against the Local Planning Authority’s decision to refuse planning permission for the above proposal.

We note that the Planning Inspectorate has decided to determine the appeal on the basis of an Informal Hearing and give notice that the Association would wish to take part in that if at all possible.

Would you please acknowledge receipt of this letter and inform me of the outcome of your consideration of this matter?

Yours faithfully,

John Watson, Secretary Holcombe Residents Association

Cc Mr G Chambers, Chairman, Holcombe Residents Association
Cllr H Clemens, Head of Planning Services, Teignbridge District Council

The Planning Inspectorate,
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