

HOLCOMBE RESIDENTS ASSOCIATION

www.holcombedevon.co.uk

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

Dear Sir,

Location: DAWLISH –Little Leigh, Holcombe Road, Holcombe
Reference Ref 10/00 269/OUT
Outline - four dwellings on land at Little Leigh

I am writing on behalf of Holcombe Residents Association to object to the above planning application. The Association has over 340 members in the village.

We have a number of concerns about this proposal as follows:

1. Part of the land proposed for development lies outside the village envelope. This is acknowledged in the planning proposal although the exact extent of the proposed development is not made clear in spite of assertions to the contrary in the proposal. Judging the extent of the incursion into land outside the village envelope is made more difficult as the plans attached to the proposal do not indicate this. In addition there appears to be some difference of opinion as to exactly where the boundary of the village envelope actually lies.

Whatever the exact level of incursion the Holcombe Residents Association is strongly opposed to any incursion into land beyond the village envelope as we consider that any such incursion would establish a very dangerous precedent as any future developer could argue a similar case which would seriously reduce the protection offered by the village envelope for all planning applications within Teignbridge.

2. Incursion into the Area of Great Landscape Value and the Coastal Preservation Area. Paragraph 6.12 of the planning proposal indicates that a small part of the proposed development lies within these two areas. The argument relating to incursion into the village envelope given above applies equally to this situation and the Association is opposed to any incursion into land covered by either of these two important protection schemes.

3. The land concerned constitutes a greenfield development not replacement. Paragraph 6.14 of the planning proposal talks about "replacement of existing buildings". This is misleading as the proposal does not relate to replacement on the specific sites proposed. Paragraph 9.12 refers to the existing stable block on another part of the land belonging to Little Leigh but this is not part of the current proposal neither is it in any way equivalent to housing.

4. Effect on amenity of neighbouring houses. The application asserts that the effect on the amenity of neighbouring house would be minimal. We disagree with this opinion.

5. Size of proposed plots. The plots for each of the houses appears somewhat restricted.

6. Adequacy of drainage. The proposal does not cover this aspect of the development and we would expect that the Planning Authority will investigate this matter before any permission is granted.

It should be noted that our principle objections above, ie objections 1 and 2, relate to the developer's proposal to maximise the number of proposed dwellings and that this factor alone requires them to make incursions outside the village envelope and into the Area of Great Landscape Value and the Coastal Preservation Area.

In view of these concerns the Holcombe Residents Association asks the Planning Authority to reject the current application and also that any consideration of the application should be taken by the full Development Control Committee.

Yours faithfully,

John Watson, Secretary - Holcombe Residents Association

The Director of Planning, Teignbridge District Council,
Forde House,
Brunel Road, Newton Abbot, DEVON TQ12 4XX

CC:; Cllr H Clemens ,Cllr J Clatworthy,