

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

13 May 2011

Dear Sir,

Location: DAWLISH – Little Leigh, Holcombe
Proposal: Full planning permission for the siting of a caravan and septic tank
Reference 11/01177/FUL

I am writing on behalf of Holcombe Residents Association to comment on the above planning application. The Association has over 320 members in the village.

In principle, the Association generally objects to any application for development outside the village envelope and in the Coastal Preservation Area. In considering this application we have, however, noted that the application is for a temporary period and have taken into account the personal circumstances of the applicant and the associated animal welfare issues. As a result, we have concluded that we have no objection to this application provided assurances can be obtained on two issues:

1) The approval is only for a temporary period of two years, by when the residential caravan and septic tank will have been removed. We note that the applicant is hoping to sell land in order to raise funds to move into permanent accommodation and to re-house the animals, but the timetable for such a sale will be uncertain especially in the current economic environment. If a sale has not taken place within two years, we feel that no extension to the planning permission should be given and the applicant should make other arrangements well before this date arrives in order that the caravan and septic tank can be removed. In short, it should be made clear to the applicant that approval is only for a two year period to accommodate the immediate difficulties they have in their personal arrangements and to address the short-term animal welfare issues. The applicant should not wait for the land sale to go through to find solutions to both of these issues.

2) The location of the application is acknowledged to be outside the village envelope and the land in question has been subject to previous applications. We would expect that temporary permission for the caravan and septic tank would not set a precedent for any future application to develop this land – as previously stated the Association in principle objects to any development outside the village envelope and in the Coastal Preservation Area.

If Teignbridge District Council is not able to give the assurances set out above, we would have to object to this application.

We also note the report on contaminated land that has accompanied the application. We do not have the expertise to fully understand the implications of this report but assume that Teignbridge District Council will take this into account when considering this application, including both the implications for personal safety and animal welfare issues.

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 R Prowse, Cllr J Clatworthy,