

**Please Ask For:** Jeremy Ebdon  
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**My Ref:** 06/08091/FUL

**Your Ref:**

Mr A Watson  
Holcombe Residents Association  
4 Windward Rise  
Holcombe  
Dawlish  
Devon EX7 0PW

21st June 2011

Dear Mr Watson

**Location:** DAWLISH - The Gate House, Holcombe Drive  
**Proposal:** Construction of four four-storey dwelling houses in terrace form and four apartments in two-storey wings  
**Applicant:** Cleland Properties (Holcombe) Ltd

I refer to your letter dated 17 June 2011 received 20 June 2011.

I can confirm that we have previously advised that the creation of a temporary access from Smugglers Lane would be permitted development as described by Class A, Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. Development is permitted by Class A subject to the condition that the temporary access is reinstated to its previous condition as soon as practicable after the development has been carried out (Mr Davies' letter to the Agents' Kensington Taylor dated 20 December 2007).

I appreciate that works have stopped for some time for whatever reason, but there is nothing the Local Planning Authority can do to close the access as the site is still in compliance with the above. If you have concerns with water and debris being discharged onto the public highway I would suggest you take the matter up with the Highway Authority (Devon County Council – Tel: 0845 155 1004) who may be able to offer more assistance.

I trust this information is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Ebdon', written over a horizontal line.

Jeremy Ebdon  
Senior Planning Officer

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