

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

25 February 2011

Dear Sir

Location: DAWLISH – 8 Channel View, Holcombe
Proposal: Landscaping of Garden Area
Reference 11/00324/FUL

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

We have three comments to make on this application.

Location of the Village Envelope

In looking at this application, we have become aware of a new map of the village envelope in the area around the application site. This map comes from Teignbridge District Council and is dated August 2010 (see attached). The location of the village envelope on this map differs from that shown on the Council's website (both the interactive and pdf versions of the adopted Teignbridge Local Plan for 1989 to 2001). In these maps, the Holcombe village boundary is shown as being closer to the 8 Channel View (near the patio area) and in a straight line from the northern boundary of 7 Rosyl Avenue (our dotted line on the map).

We believe that confusion has arisen following a successful retrospective planning permission (application 2000/3478/29/04) by the owners of Channel View in 2000 to turn agricultural land that is in the Coastal Preservation Area into domestic garden use. It is this piece of land that is now shown on the latest map as being inside the village envelope.

Could you please confirm where the village boundary lies in this area? As an Association it is important for us to know the precise location of the village envelope; as a matter of general principle, we normally seek to prevent development outside this area. We would also note that when Planning Inspectors looked at two appeals related to this land in 2007 (APP/P1133/A/06/2027840 paragraph 6) and 2008 (APP/P1133/A/07/2058004 paragraph 5), their understanding of the location of the village envelope appears to confirm it as being in line with the Local Plan, not the August 2010 map. So if the village envelope has been expanded since, when was this decision taken and on what grounds?

The Planning Application

The land subject to this application has certain conditions attached it, following the consent of change of use from agricultural land to domestic garden in 2000. These conditions are set out in Form PL1 to Application 2000/3478/29/04 and were imposed to protect "the interests of the character and appearance of the Coastal Preservation Area". Looking at the landscaping proposed in this application, they appear relatively modest and in sympathy with the surrounding area. However, we feel that when considering this application, you should primarily take into consideration the views of the residents who are most directly impacted by the landscaping, namely the residents of Rosyl Avenue who overlook the site. We would add that if consent is given to this application, it should be stressed that further landscaping of this area is still covered by the conditions set out in 2000.

Future Applications to turn agricultural land into garden use

Since 2000 when permission was obtained to turn agricultural land into an extended garden at Channel View, there have been seven further applications relating to this land, five of which have been refused. There is now an added confusion of where the village boundary lies. We feel that in hindsight the original application should never have been granted as it has created confusion and ambiguity of what the land can be used for. We would hope that Teignbridge District Council has learnt some lessons from this. If there are any future applications to turn agricultural land into domestic garden use, especially if it is located in the Coastal Preservation Area or outside the village envelope, then there would be a different outcome and the approach used at Channel View of imposing conditions would not be followed.

We feel particularly strongly about ascertaining where the village envelope actually lies and we look forward to your response on this matter.

Yours sincerely

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,

