

DRAFT MINUTES OF IDE PARISH COUNCIL PLANNING COMMITTEE held in The Hub, High Street Ide on 26 September 2024 at 7pm

PRESENT: Cllrs Ben Ervine, chair, Laura Bell, Mark Thomas and Patrick Irwin

IN ATTENDANCE: Mel Liversage, clerk and 2 members of the public

PUBLIC PARTICIPATION Two members of the public spoke to give further information regarding applications 24/01428/FUL and 23/00463/FUL

AGENDA

1. Apologies: Cllr Rachel Herbert
2. Declarations of interest: None
3. The minutes of 22 February 2024 were approved and signed

4. PLANNING

4.1 New Applications

24/01428/FUL IDE - Land At Ngr 290858 90284, Ide Village Road

Proposal: Retention of yard for the storage of machinery and construction materials, the siting of 12 secure storage containers and associated landscaping. Resubmission of application 22/00826/FUL The appeal **23/00054/REF Land at Ngr 290858 90284, Ide Village Road, Ide** was also refused and after debating the new application, the planning committee resolved to object to this latest application for the reasons set out below:-

The revised application introduces several modifications intended to address the reasons the initial application and subsequent appeal were refused. However, it remains critical to assess whether these changes sufficiently address the original concerns.

1. Visual Impact and Landscape Character ● Original Concern: The development's industrial appearance was deemed incompatible with the rural landscape, particularly in an Area of Great Landscape Value (AGLV). The site's visibility from the A30 and surrounding elevated areas was cited as unacceptable.

● New Proposal: The number of storage units is reduced from 14 to 12. Additional landscaping measures, including earth embankments and native planting, aim to screen the site and reduce its visibility from key viewpoints. The accompanying Landscape and Visual Impact Assessment (LVIA) suggests the visual impact would now be negligible to minor.

Since the initial application was denied on appeal, the reduction in containers from 14 to 12, along with the addition of some border shrubs and trees, are minor and insignificant changes. These modifications do not alter the fundamental character, visual impact, or industrial nature of the development.

2. Policy Conflicts (Teignbridge Local Plan and Ide Neighbourhood Plan)

- Original Concern: The previous application conflicted with local policies, including:
 - Policy EN2A: Requires developments to conserve and enhance the landscape.
 - Policy EC3: Only supports rural storage uses tied to existing rural activities.
 - Policy IDE07: Seeks to prevent industrial development at the rural gateway to Ide.

- **New Proposal:** While the landscaping aims to mitigate visual impact (addressing EN2A), there is no substantial change in the type of development. The site remains unrelated to any local rural activity, continuing to conflict with EC3. Additionally, the industrial nature of the development still clashes with IDE07, which protects the Ide gateway from industrialization. Although the visual mitigation addresses EN2A, the core issues under EC3 and IDE07 remain unresolved. The development type is still inconsistent with these policies.

3. Entrance and Road Access

- **Original Concern:** The entrance design and road access were criticized for being unsuitable for the rural setting, specifically in terms of maintaining the rural character outlined in Policy IDE07.

- **New Proposal:** There are no significant changes to the entrance design. While earthworks and planting may soften the appearance, the industrial nature of the entrance remains. The proposed landscaping does not resolve the underlying concern of an industrial entrance in a rural setting. The new application attempts to reduce the visual impact through landscaping and a smaller number of units. However, it fails to address the fundamental policy conflicts that were central to the original refusal and appeal dismissal. The development continues to conflict with policies intended to protect the rural character, particularly Policies EC3 and IDE07.

4.2 Applications awaiting a decision from TDC

4.2.1 [23/00463/FUL](#) - Stevens Farm, Ide, EX2 9FB

Change of use of agricultural building and land to commercial use for the sales and maintenance of tractors. Objected to by IPC Planning Committee.

4.2.2 [24/00432/MAJ](#) - Pynes Farm, High Street, Ide **Demolition of existing buildings and the erection of ten dwellings, associated access, parking, and landscaping.** Revised plans have been submitted to TDC with the proposal now altered after we objected on the grounds that there were too few smaller houses, an amended plan has now been submitted for a housing mix closer to that set out in the Neighbourhood Plan – now for 4 x two bed, 4 x three bed and 2 x four bed homes.

4.2.3 Appeal Refused

[23/00054/REF](#) Land at Ngr 290858 90284, Ide Village Road, Ide.

Appeal against the refusal of planning application **[22/00826/FUL](#)- Formation of yard for storage of machinery and construction materials and the siting of 14 secure storage containers and associated landscaping (retrospective)** PLANNING INSPECTORATE REF: 3331634. **APPEAL REFUSED**

the TDC Enforcement Officer has reported that the Round Field site enforcement notice is due to be served shortly.

4.3 Committee members reports and updates None

DATE OF NEXT MEETING

The next planning meeting of Ide Parish Council is on Wednesday 20 November 2024 at 6.30pm to be held in The Hub

To view planning applications, go to www.teignbridge.gov.uk/planning and search using the address or reference number.

CONTACTS

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