

# N.4

**P/2009/0240/MRM**

**St. Marychurch Ward**

**Sladnor Park, (Off Teignmouth Road/Sladnor Park Road/Brim Hill/Rock House Lane),  
Maidencombe, Torquay**

**Redevelopment to from retirement village (class C2)**

## **Site Details**

Sladnor Park is located west of Maidencombe Village and comprises a former holiday park bounded to the west by Teignmouth Road to the north by Sladnor Park Road and to the south and east by Rock House Lane and Brim Hill.

Occupying a 'Devon Bowl' or 'combe', the valley which comprises the grounds of the estate slopes from west to east with views across to the coast. The extensive grounds include a mixture of protected woodland and mixed grassland.

The majority of the site is undeveloped, the original Sladnor House, now demolished, occupied a position at the head of the valley, east of the protected woodland. The foundations remain along with a derelict range of former chalet and holiday accommodation. Adjacent to this previously developed area is an area occupied by 16 holiday lodges. These are currently in use, 4 occupied on a full time basis and 12 occupied for holiday purposes.

There are two vehicular accesses to the site, the principal access from the Teignmouth Road and a secondary one from Sladnor Park Road.

This site is of landscape, ecological and archaeological interest. It is located within the Countryside Zone, Area of Great Landscape Value, Coastal Preservation Area and immediately adjacent to the northern boundary of the Maidencombe Conservation Area.

Outline planning permission for the scheme to redevelop the site as a Retirement Village was conditionally approved on 21st June 2006. Siting, design and access were "fixed" and external appearance and landscaping were "reserved". Reserved Matters approval for a majority of the site was approved in October 2007 with amendments to the scheme approved in November 2008.

## **Relevant Planning History**

P/2006/0474/OA Redevelopment to provide retirement village. Approved 21/6/2006.

P/2007/1410 Reserved Matters approval for retirement village. Approved October 2007.

P/2008/0617 Formation of vehicular track from Rock House Lane. Approved 2/7/2008.

P/2008/1418 Amendments to previous approvals. Approved 27/11/2008.

## **Relevant Policies**

National Planning Policy Guidance. –

PPS1 "Delivering Sustainable Development"

PPG3 "Housing"

PPS7 "Sustainable Development in Rural Areas"

PPG13 "Transport"

*Torbay Local Plan 1995-2011 -*

HS Housing strategy

H2 New housing on unidentified sites

H6 Affordable housing on windfall sites

H9 Design, layout, community aspects

H10 Housing densities

TS Tourism strategy

TU10	Change of use or redevelopment of holiday centres and parks
CFS	Sustainable communities strategy
CF15	Accommodation for people in need of care
INS	Infrastructure strategy
IN1	Water drainage and infrastructure strategy
W6	New development and minimisation of waste
W7	Development and waste recycling facilities
LS	Landscape strategy
L2	Areas of great landscape value
L3	Coastal preservation area
L4	Countryside Zone
L8	protection of hedgerows, woodlands
L9	Planting and retention of trees
L10	Major development and landscaping
NCS	Nature conservation strategy
NC3	Protected sites – locally important sites
NC4	Wildlife corridors
NC5	Protected species
EPS	Environmental protection strategy
EP1	Energy efficient design
EP5	Light pollution
EP6	Derelict and under-used land
EP7	Contaminated land
EP11	Flood control
BES	Built environment strategy
BE1	Design of new development
BE2	Landscaping and design
BE5	Policy in conservation areas
BE9	Archaeological assessment of development proposals
BE10	Recording of historical remains
TS	Land use transportation strategy
T1	Development accessibility
T2	Transport hierarchy
T25	Car parking
T26	Access from highway
T27	Servicing
SPG	Provision of affordable housing in Torbay
SPG	Trees and development
CGS	Public transport obligations

### **Proposals**

Is a reserved matters application for "The Lodges" which comprise a group of 10 independent living units within the overall retirement village. Siting, design and access have already been approved. This application is for external appearance and landscaping.

### **Consultations**

None.

### **Representations**

None.

### **Key Issues/Material Considerations**

Outline planning permission was granted for the wider retirement village in 2006. This fixed siting, design and access, leaving external appearance and landscaping as Reserved Matters. Subsequently Reserved Matters approval was granted for the main part of the building with The Lodges left for later

approval. Agreement to the details of appearance and landscape were based on a detailed Design and Access Statement agreed as part of the overall development of the site.

This new reserved application is for the external appearance and landscaping of the Lodge area only and is in accordance with the Design Brief for the site. More detailed matters to do with External Appearance and landscaping – such as specific samples of materials and planting regimes – are also required to be submitted pursuant to a range of conditions on the original outline consent. Whilst there has been some adjustment to the siting and design of the building, it is thought to be relatively minor in terms of the relationship to the wider site.

**Sustainability** - These matters have been previously addressed.

**Crime and Disorder** - These matters have been previously addressed.

**Disability Issues** - These matters have been previously addressed.

**Conclusions**

This application seeks to discharge External Appearance and landscaping pursuant to P/2006/0484 in respect of the Lodge area only. It is considered that these are in line with the original Design Brief for the site.

**Recommendation:**

Details pursuant to Condition 1 of Outline Application Reference no. P/2006/0474/MOA, in respect of the 'Lodge site' (for the 10 independent living units contained within the overall retirement village) be approved.