

Update on P/2012/0633 – response from Senior Planning Officer

Approval of all reserved matters for a 6257sqm pharmaceutical manufacturing unit (use class B1) with associated external buildings.

Land Off Brixham Road, Rear Of Torbay Garden Centre Incorporating Yannons Farm, Adjacent To Little Preston, Short Preston And Woodlands, Paignton, Devon,

Dear Sir,

I refer to your e-mail sent on 10th July about the Reserved Matter application for an employment use on land at Yannon's Farm. You should be aware that consent was given in October 2011 for a mixed use development to form approx 220 dwellings, approx 5,600 Sq. M. gross of employment (B1) floorspace, a local centre and public open space with roads and car parking on land at Yannons Farm in between the Garden Centre and Sainsbury's. That consent was given in outline, meaning that details of the exact nature of the development would need to come back before the Local Planning Authority for approval. The applicant is now submitting the details for the employment (only) element of the proposal. The principle of development has therefore already been established.

I am not aware that any existing Public Rights of Way would be affected by the current proposal. In fact, the whole area will be developed with new roads and footways which will increase significantly the amount of public rights of way in the area. It will also mean that this part of the 'countryside' will be lost to development, but that was considered as part of the outline application now approved and is not a valid issue with the current application. There will be no loss of access to the countryside beyond the development boundaries.

I hope this answers your queries. Please be aware that this application will be presented to Members of the Development Management Committee at their next meeting on 13th August. So if you have any further comments to make then they should be sent to the planning 'in-box (or via post) before that time.

Regards,

John Burton

Senior Planning Officer (Development Management)

Planning and Development Services

Torbay Council