

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 22nd NOVEMBER 2016** AT 2.00 P.M. IN THE COUNCIL CHAMBER, THE TOWN HALL, 9 DEVON SQUARE, NEWTON ABBOT

PRESENT: Councillors D Howe (Chairman) Presiding
K Purchase (Vice Chairman)

Councillors Mrs C Bunday C N Parker
M Hocking M J Pilkington
Mrs J A Jones M Ryan
Mrs S Kingdom Mrs L Sheffield

Representative of the Press: Mr Sam Hall – Mid Devon Advertiser

In attendance: Mr Rob Jones Aldi Ltd Property Director South West
Mr Dan Templeton Planning Potential Consultancy on behalf Aldi Ltd

By invitation: Mr Eric Collar – Tree Warden

Officers in attendance: Phil Rowe – Town Clerk
Alex Robinson – Committee Administrator

284. **APOLOGIES**

An apology for absence was received on behalf of Councillor Coyle-Moore.

285. **INTERESTS**

None declared.

286. **MINUTES**

The minutes of the meeting held on 1st November 2016 were received and signed as a correct record.

287. **PUBLIC PARTICIPATION**

None.

288. **PLANNING APPLICATION – 16/02826/MAJ BRUNEL HOUSE, FORDE CLOSE**

The Chairman introduced Mr Dan Templeton and Mr Rob Jones as representatives from Aldi Stores Ltd to Members of the Planning Committee and invited them to present an outline of their resubmitted planning application. The following points were made:

- ❖ Aldi is the fastest growing ‘discount’ retailer with over 600 stores nationwide and an expanding presence in the South West, the nearest adjacent store is Exeter,
- ❖ Their business model has achieved ‘Which?’ Supermarket of the Year for four years
- ❖ Aldi limits its product lines to 1500 (compared to 20,000 in larger supermarkets) therefore customers will use another store to ‘top-up’ their shop – Aldi see this a positive point in adding choice but not detracting from other outlets,
- ❖ The proposed site is a prominent gateway site to the town with Listed buildings adjacent, bordered by the railway, main road and residential housing,

- ❖ The revised plan makes full use of the site which presented a redesigned store with integrated servicing screened from residential area and also included an outline plan which would designated employment units,
- ❖ The redesigned building would make use of sympathetic features and building materials as prescribed by the district authority; which would complement the other properties adjacent to the site and it integrated sustainable technology in keeping with their company policy,
- ❖ Aldi offered 99 parking spaces with restricted time limits which, would not detract from town centre parking
- ❖ The Store would provide employment for up to 50 employees;
- ❖ Following public consultation Aldi were confident that the resubmitted application would be welcomed and offer fresh investment in the local economy.

The Chairman thanked both Mr Templeton and Mr Jones for their presentation and update to Members, he then invited questions from Councillors who raised the following points:

- It was noted that the resubmitted application was full application for the store and outline application for employment units however Aldi assured Members that the outline application reflected the flexibly on choice of type of employment facilities once the need had been identified,
- Customer Parking to be restricted to a time limit (monitored by ANPR technology) to overcome extended use,
- Suggested delivery restriction of hours to avoid disturbance to neighbours and assured Aldi has fewer deliveries than major competitor stores (twice per day), integrated unloading reduced noise in the service yard,
- Lighting would be sensitive and only during hours of operation
- Consideration made to roosting bats
- Concern expressed on impact to small local traders but Aldi is an alternative to supermarket and intended to have less impact on small businesses,
- Considered alternative development sites in Newton Abbot but none met the needs and requirements of Aldi
- A variety of significant concerns expressed about traffic management and flow of traffic access to the site and neighbouring/connecting roads, Aldi had sought advice from County Council but Members were cautious about their optimism.

The Chairman thanked the representatives for taking questions, whereupon they left the meeting.

289. **PLANNING APPLICATIONS**

BRADLEY

1. 16/02579/FUL Kelly Grunnill
 BRADLEY - 26 Beacon Drive, Newton Abbot
 Retention of close boarded wooden fence to rear boundary and decking for Mr A. Chetnik
 NO OBJECTION

2. 16/02620/FUL/ Estelle Smith
 BRADLEY - Trees, Pitt Hill Road, Newton Abbot
 Addition of dormers to front and rear elevations for R. and H. Dyer
 NO OBJECTION IN PRINCIPLE HOWEVER THE COMMITTEE DID NOT AGREE WITH THE
 FLAT ROOF CREATED BY RIDGE HEIGHT DORMERS

TREE
 3. 16/02869/TPO Mark Waddams
 BRADLEY - Lowicke House, Ringslade Road, Newton Abbot

Fell two western red cedar trees itemised as T1 and T2 on the submitted plan for Ms Foster
RECOMMEND REFUSAL ON BASIS NO REASON TO FELL HEALTHY TREES

4. 16/02917/MAJ Helen Murdoch
BRADLEY - Ilford Park Stover, Newton Abbot
Removal of condition 8 on planning permission 14/03185/MAJ relating to use of area for storage of touring caravans only for Royale Parks Ltd.
THE COMMITTEE WERE UNABLE TO MAKE A RECOMMENDATION DUE TO THE LACK OF INFORMATION SUPPLIED BY THE APPLICANT – DEFERRED TO NEXT MEETING.

5. 16/02973/FUL Claire Boobier
BRADLEY - 50 Ashburton Road, Newton Abbot
Single storey extension to existing retail unit for Right Investments (Birmingham) Ltd
NO OBJECTION IN PRINCIPLE HOWEVER THE COMMITTEE EXPRESSED CONCERNS OVER PARKING.

BUCKLAND

6. 16/02786/FUL Eve Somerville
BUCKLAND - 134 Oakland Road, Newton Abbot
Extension to form granny annexe for Mr D. Packer
NO OBJECTION IN PRINCIPLE HOWEVER SHOULD BE RESTRICTED TO ANCILLARY USE ONLY AND THE COMMITTEE EXPRESSED CONCERN OVER LOSS OF PARKING

BUSHELL

7. 16/02802/FUL Eve Somerville
BUSHELL - Horizons, 24 Seymour Road, Newton Abbot
New double garage, alterations to access, driveway and retaining wall for Mr T. Irons
NO OBJECTION

8. 16/02799/LBC Naomi Archer
BUSHELL - Unit 4, The Maltings, Teign Road, Newton Abbot
Renovation and restoration of redundant office building including replacement of existing internal stair, new internal plasterboard partitioning, new external fire escape stair and new glazed entrance for Ms L. Dickinson
NO OBJECTION

9. 16/02826/MAJ Helen Murdoch
BUSHELL - Brunel House, Forde Close, Newton Abbot
Hybrid planning application including full permission for the demolition of existing buildings and the erection of a Class A1 food store (1,140 square metres net) with associated car parking and landscaping and outline permission for Class B1/B2 employment units with all matters other than access to be reserved for Mr R. Jones.
NO OBJECTION IN PRINCIPLE HOWEVER THE COMMITTEE EXPRESSED CONCERN OVER TRAFFIC MANAGEMENT AND SITE ACCESS.

COLLEGE

10. 16/02833/FUL Eve Somerville
COLLEGE - Magistrates Court, Newfoundland Way, Newton Abbot
Extension to enlarge custody loading area and erection of security mesh enclosure to the existing custody yard for Mr M. Davies
NO OBJECTION AND THE COMMITTEE NOTED THE COURT FACILITY WAS BEING RETAINED.

11. 16/02749/VAR Kelly Grunnill
COLLEGE - Southwood, College Road, Newton Abbot
Variation of condition 2 on planning permission 16/01367/FUL to add a further stone garden wall to a further terrace, the front balcony and increase the balcony by 600mm to the front for Mr P. Gilpin.
NO OBJECTION

TREE
12. 16/02870/CAN Mark Waddams
COLLEGE - Forde Park Retirement Home, 18 Keyberry Park, Newton Abbot
Fell two western red cedar trees and prune one yew for Mr P. Crawford.
NO OBJECTION TO THE REMOVAL OF ONE YEW BUT RECOMMEND REFUSAL OF THE TWO WESTERN RED CEDAR TREES SUBJECT TO THE VIEWS OF THE ARBORICULTURAL OFFICER AS THEY ADD CONSIDERABLY TO THE STREET SCENE

TREE
13. 16/02955/CAN Mark Waddams
COLLEGE - Forde Park Retirement Home, 18 Keyberry Park, Newton Abbot
Fell one Lawson cypress and one golden Monterey cypress for Mr P. Crawford.
RECOMMEND REFUSAL ON BASIS OF NO VALID REASON TO FELL THE TREES, PROVIDED BY APPLICANT AND WOULD BE DETRIMENTAL TO THE STREET SCENE

TREE
14. 16/00237/CAN Mark Waddams
COLLEGE - 4 Oak Lawn, Newton Abbot
Crown reduce one oak tree by 30% for Dr Charles Avery.
NO OBJECTION

15. 16/02962/FUL Debbie Fuller
COLLEGE - McDonalds Restaurant ltd, Keyberry Road, Newton Abbot
Extension to rear to accommodate manager's office for McDonald's Restaurant Ltd.
NO OBJECTION

MILBER

TREE
16. 16/02863/TPO Mark Waddams
MILBER - 9 Aspen Drive, Newton Abbot
Fell seven silver birches, one oak and one mountain ash to rear garden as indicated on the submitted plan for Mr R. Wardle.
RECOMMEND REFUSAL ON BASIS NO VALID REASON TO FELL TREES

17.16/02592/FUL Debbie Fuller
MILBER - 5 Pinewood Road, Newton Abbot
Single storey rear extension and side access ramp for Mr J. Galvin
NO OBJECTION IN PRINCIPLE SUBJECT TO NO LOSS OF LIGHT AND ADVERSE EFFECT ON THE AMENITY OF THE NEIGHBOURING PROPERTY.

290. **NAMING OF STREETS AND NUMBERING OF HOUSES**

None.

291. **TEIGNBRIDGE DISTRICT COUNCIL**

Revised Application – 5 Torquay Road, Newton Abbot.

The Committee noted the amendments to the revised application and acknowledged that the overall design had been improved. NO OBJECTION SUBJECT TO A REQUEST THAT THE EXISTING ENTRANCE PILLARS BE INCORPORATED THE TORQUAY ROAD FRONTAGE OF THE BUILDING.

292. **DEVON COUNTY COUNCIL**

None.

293. **PLANNING APPLICATIONS AT VARIANCE WITH TOWN COUNCIL'S OBSERVATIONS**

None.

294. **TREE PRESERVATION ORDERS**

See minutes 288 (3) & (16) above.

295. **LATE CORRESPONDENCE**

None.

296. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 13th December 2016.



CHAIRMAN