

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 13th DECEMBER 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 C Coyle-Moore Mrs S Kingdom
M Hocking M Ryan
Mrs J A Jones
M J Pilkington

Representative of the Press: None

Officers in attendance: Phil Rowe – Town Clerk
Alex Robinson – Committee Administrator
Sally Henley – Town Development Manager

310. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Mrs C Bunday, R Jenks, C Parker and Mrs L Sheffield and Mr Eric Collar – Tree Warden.

311. **INTERESTS**

None declared.

312. **MINUTES**

The minutes of the meeting held on 22nd November 2016 were received and signed as a correct record.

313. **PUBLIC PARTICIPATION**

None.

314. **PLANNING APPLICATIONS**

BRADLEY

1. 16/02904/FUL Eve Somerville
BRADLEY - 42 Mile End Road, Newton Abbot
Conversion of the existing garage to bungalow with parking for Mr M. Holman
NO OBJECTION IN PRINCIPLE

2. 16/02422/FUL Eve Somerville
BRADLEY - Long Reach, Foxwell Lane, Newton Abbot
Extension to east elevation to form ancillary living accommodation for Mr D & Mrs N. Watson
NO OBJECTION SUBJECT TO ANCILLARY USE

3. 16/02791/FUL Eve Somerville
BRADLEY - Littlejoy Farm, Littlejoy Road, Newton Abbot
Fodder clamp/store and associated earth works for Mr N. Stanbury

NO OBJECTION

4. 16/03169/VAR Helen Murdoch
BRADLEY - 21 Coombeshead Road, Newton Abbot
Variation of conditions 5 and 7 on planning permission 16/01666/FUL relating to car parking
and protection of trees for Mr & Mrs A. Bone
NO OBJECTION

BUCKLAND

5. 16/02876/FUL Debbie Fuller
BUCKLAND - 13 Fallowfield Close, Newton Abbot
Two storey side extension for Ms Z. Wotton
THE COMMITTEE AWAITING FOR FURTHER INFORMATION

6. 16/02954/HPA Estelle Smith
BUCKLAND - 43 Windsor Avenue, Newton Abbot
Application for prior approval for a single storey extension extending 4 metres beyond the rear
wall of the dwelling, maximum height 3.82 metres, height to eaves 2.965 metres for Mr & Mrs
Robinson
NO OBJECTION

Application with amended description

7. 16/02876/FUL Debbie Fuller
BUCKLAND - 13 Fallowfield Close, Newton Abbot
Single storey side and rear extension with raised deck for Ms Z. Wotton
THE COMMITTEE DEFERRED FOR FURTHER INFORMATION

BUSHELL

8. 16/03016/COU Eve Somerville
BUSHELL - Unit 4, Brunel Court, Newton Abbot
Change of use of premises from Use Class B1 (Business) to Use Class D1 (veterinary Practice)
for Messrs Hitch, Raite, Amity Veterinary Care
NO OBJECTION

Major Application

9. 16/02929/MAJ Helen Murdoch
BUSHELL - Queens Hotel, 142-148 Queen Street, Newton Abbot
Alteration, extension and conversion of existing building into 21 apartments for Coyne Group
IN NOTING THE OUTCOME OF THE VIABILITY REPORT REGARDING AFFORDABLE
HOUSING, THE COMMITTEE MADE NO OBJECTION.

TREE

10.16/03173/TPO Mark Waddams
BUSHELL - Baker House, Sandford Orleigh, Newton Abbot
Prune branches of one false acacia (T88) overhanging Margarey for Mr R. Hill
NO OBJECTION

11.16/03175/FUL Estelle Smith
12. 16/03176/LBC
BUSHELL - 32 Devon Square, Newton Abbot
Change of use of offices to House in Multiple Occupation (revised scheme) for Mr J. Field
AS WITH THE PREVIOUS APPLICATION (16/01402/COU AND 16/01403/LBC) THE
COMMITTEE RECOMMEND REFUSAL ON THE GROUNDS OF TOTAL UNACCEPTABILITY
FOR THE PROPOSED USE AS AN HMO OF WHAT WAS ORIGINALLY A FAMILY HOME,

DUE TO OVERCROWDING, LACK OF PRIVACY FOR THOSE RESIDING CLOSE BY AND IT IS CONTRARY TO THE TEIGNBRIDGE LOCAL PLAN UNDER POLICIES S1a, S1 LACK OF PARKING, EN5 DAMAGE TO STRUCTURE AND LISTED BUILDINGS AND IS CONTRARY TO THE NEWTON ABBOT DEVELOPMENT PLAN UNDER OBJECTIVE (4) POLICY (11) REFERENCE THE PROTECTION OF HERITAGE ASSETS.

COLLEGE

13.16/02768/VAR Helen Murdoch
COLLEGE - Willows, Old Totnes Road, Newton Abbot
Variation of condition 2 on planning permission 14/03422/FUL to permit erection of garages on plots 1, 14 and 15 for Mr T. Wild
NO OBJECTION

14.16/02769/FUL Helen Murdoch
COLLEGE - Willows, Old Totnes Road, Newton Abbot
Erection of carport to plot 2 and garages to plots 3 and 4 for Mr T. Wild
NO OBJECTION

15.16/03065/VAR Helen Murdoch
COLLEGE - Land at Silverhills Road, Decoy Industrial Estate, Newton Abbot
Removal of condition 4 on planning permission 13/02173/FUL relating to retention of 2 metres wide strip for Mr I Western Devlex (Newton Abbot) Ltd
RECOMMEND REFUSAL ON THE BASIS THAT THIS STRIP OF LAND WAS ORIGINALLY BUILT AS A 'GREEN BREAK' AREA AND SHOULD BE RETAINED.

APPLICATION WITHDRAWN

TREE

16.16/02870/CAN Mark Waddams
COLLEGE - Forde Park Retirement Home, 18 Keyberry Park
Fell two western red cedar trees and prune one yew for r P. Crawford
NOTED

MILBER

17.16/02959/FUL Debbie Fuller
MILBER - 31 Fern Road, Newton Abbot
Alterations to roof including an increase in the ridge height to create additional living accommodation for Mr & Mrs D. Hunt
NO OBJECTION

TREE

18.16/03067/TPO Mark Waddams
MILBER - 3 The Copse, Twickenham Road, Newton Abbot
Reduce height of five silver birches and prune one beech for Mr W. Bormond
NO OBJECTION

Application with Revised plan

19.16/02735/FUL Anna Mooney
MILBER - Belfield, Addison Road, Newton Abbot
Single storey rear extension and detached garage/studio for Mr P. Kelly
THE COMMITTEE NOTED THE REVISED APPLICATION AND AGREED TO DEFER AWAITING FURTHER CLARIFICATION

Provisional Tree Preservation Order

20.E2/01/140 Mark Waddams

MILBER - 9 Aspen Drive, Newton Abbot
The District of Teignbridge (9 Aspen Drive) Tree Preservation Order 2016
NOTED

21.16/02451/FUL Debbie Fuller

MILBER - 21 Ash Way, Newton Abbot
Extension to rear to include first floor balcony. Raising of overall roof height to provide accommodation at first floor level to include dormers and roof lights on front and side elevations for Mrs S. Shambis
NO OBJECTION

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

None.

316. **TEIGNBRIDGE DISTRICT COUNCIL**

A. Planning Applications

16/02917/MAJ - Ilford Park Stover, Newton Abbot Helen Murdoch
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 FURTHER CONSIDERED THE APPLICATION BUT WERE UNABLE TO MAKE A RECOMMENDATION DUE TO THE LACK OF INFORMATION SUPPLIED BY THE APPLICANT BUT AGREED TO DEFER A DECISION AWAITING CLARIFICATION.

B. Planning Decisions

16/01954/COU - H20 Car Wash, West Golds Way, Newton Abbot
Retention of workshop for general vehicle repairs and change of use to include hand car wash facility.

THE COMMITTEE NOTED THAT TEIGNBRIDGE DISTRICT COUNCIL HAD APPROVED THE PLANNING APPLICATION SUBJECT TO CONDITIONS

317. **DEVON COUNTY COUNCIL**

None.

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

None.

319. **TREE PRESERVATION ORDERS**

See minutes 314 (10), (18) & (20) above.

320. **'PAPERLESS' PLANNING CONSULTATION**

The Chairman summarised the overall performance and delivery of the applications under the new 'paperless' method. The Committee had considered 21 applications electronically and with the aid of PowerPoint slides as presented by the Committee Administrator. The Committee made a number of points, highlighted as follows:

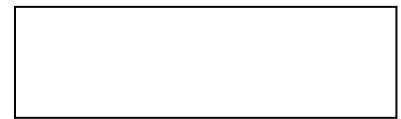
- It was extremely important that Ward Members made their own enquiries using Teignbridge Planning on line and where possible a site visit in advance of the Committee meeting;
- The clarity and quality of some of the images scanned at source at Teignbridge were a real cause for concern.

- The site location plans previously supplied in paper form were far superior quality and provided greater clarity than the site layouts now available online;
- The Town Clerk would manage the resources of the administration associated with 'paperless' Planning Consultation including cover for the Committee Administrator and review of working arrangements where appropriate and deemed necessary and in accordance with the Committee's wishes;
- Members suggested that the Chairman be best placed to deliver the presentation to the Committee in a similar way in which he previously delivered paper plans;
- That Presentation Slides be distributed to Members in advance of the meeting as an additional source of reference.

In Summarising the meeting, the Chairman felt that many of the minor issues would be easily dealt with and he would work with the Town Clerk and Committee Administrator to improve the process further.

321. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 10th January 2017.



CHAIRMAN