

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 4<sup>th</sup> APRIL 2017** 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 Mrs S Kingdom  
M Hocking M Pilkington  
Mrs J A Jones M E Ryan  
(Dep Mayor) Mrs L Sheffield

Also in Attendance: Mr Eric Collar – Tree Warden

Officers in attendance: Phil Rowe – Town Clerk  
Mrs Sally Henley – Town Development Manager

438. **APOLOGIES**

Apologies for absence were received on behalf of Councillors C Coyle-Moore, R. Jenks and C Parker and Alex Robinson – Committee Administrator.

439. **INTERESTS**

None declared.

440. **MINUTES**

The minutes of the meeting of the Planning Committee held on 14<sup>th</sup> March 2017 were received and signed as a correct record.

441. **PUBLIC PARTICIPATION**

None.

442. **PLANNING APPLICATIONS**

**BRADLEY**

1. 16/03362/MAJ Eve Somerville  
BRADLEY - Twelve Oaks Farm, Teigngrace, Newton Abbot  
Change of use of land to allow the siting of 15 static caravans for holiday use and change of use of land for touring caravan use for Mr A. Gale  
NO OBJECTION SUBJECT TO A CONDITION THE STATIC CARAVANS ARE USED FOR HOLIDAY PURPOSES ONLY

2. 17/00562/OUT Helen Murdoch  
BRADLEY - Mainbow Farm, Perry Lane, Newton Abbot  
Outline – Three self-build dwellings in garden (approval sought for access) for Mr & Mrs Noyce  
NO OBJECTION

3. 17/00664/FUL Claire Boobier  
BRADLEY - 14 Manor Road, Newton Abbot  
Two storey rear extension for Mr D. Wilde  
NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

4. 17/00677/FUL Claire Boobier  
BRADLEY - 16 Manor Road, Newton Abbot  
Two storey rear extension for Mr & Mrs M. Skinner  
NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

TREE

5. 17/00706/TPO Mark Waddams  
BRADLEY - 51 Castlewood Avenue, Newton Abbot  
Crown lift to 4 metres and crown reduce by 2 metres one oak tree for Mr N. Mason  
NO OBJECTION

#### **BUCKLAND**

Nil

#### **BUSHELL**

6. 17/00571/FUL Eve Somerville  
BUSHELL - Land rear of 93 East Street, Newton Abbot  
Part demolition of former builder's yard/funeral directors and construction of two dwellings for Mr L. Chappell  
NO OBJECTION – IT WAS NOTED THAT ACCESS WOULD BE OFF SUMMERLAND COTTAGES.

7. 17/00572/ADV Central Team  
BUSHELL - 11 Courtenay Street, Newton Abbot  
Replacement fascia and projecting signs for Mr D. Lawrence  
NO OBJECTION – IT WAS NOTED THAT THE APPLICATION HAD BEEN APPROVED

8. 17/00348/FUL Debbie Fuller  
BUSHELL - Flat 5, Dalbury Court, 68 Seymour Road, Newton Abbot  
Retention of replacement flush window in upvc for Mrs S. Stone  
THE COMMITTEE RECOMMENDS REFUSAL DUE TO THE ADVERSE EFFECT ON THE STREET SCENE

9. 17/00657/VAR Helen Murdoch  
BUSHELL - Pearl Assurance House, Courtenay Street, Newton Abbot  
Variation of condition 2 on planning permission 12/02652/COU to revise design for proposed new shopfront façade for Ms D. Vagg  
NO OBJECTION

10.17/00686/LBC Naomi Archer  
BUSHELL - 1 Courtenay Street, Newton Abbot  
Replacement of existing entrance doors for Mr D. Austin  
NO OBJECTION IN PRINCIPLE

11.17/00691/FUL Helen Murdoch  
BUSHELL - 10 Queen Street, Newton Abbot  
Change of use from restaurant/café (Use Class A3) to mixed use restaurant/café and hot food takeaway (Use Classes A3/A5) including associated ventilation/extraction and alterations to shop front for Mr & Mrs Barnes Krispies  
NO OBJECTION

12.17/00692/ADV Helen Murdoch  
BUSHELL - 10 Queen Street, Newton Abbot  
Replacement fascia sign externally illuminated and new internally illuminated projecting sign for  
Mr & Mrs Barnes Krispies  
NO OBJECTION

### **COLLEGE**

13.17/00488/FUL Anna Mooney  
COLLEGE - 26 Church Road, Newton Abbot  
External stairway and doorway for Mr T. Evans  
THE COMMITTEE RECOMMENDS REFUSAL DUE TO POTENTIAL FOR OVERLOOKING  
AND ADVERSE EFFECT ON THE STREET SCENE

Application withdrawn  
14.17/00333/CAN Mark Waddams  
COLLEGE - Penshurst, Penshurst Road, Newton Abbot  
Fell one copper beech tree at bottom of garden steps and one lime tree by garage for Mr P.  
Sampson  
NOTED

15.17/00695/ADV Debbie Fuller  
COLLEGE - Sainsbury's Supermarket, Keyberry Road, Newton Abbot  
One amended totem sign, three amended way finders, one amended pharmacy way finder, two  
new wall panels and one amended pharmacy hatch sign for Sainsbury's Supermarkets Limited  
NO OBJECTION

16.17/00045/FUL Eve Somerville  
COLLEGE - 16 Linden Terrace, Newton Abbot  
Two storey side extension for Mrs R. Attwood  
NO OBJECTION

17.17/00783/FUL Debbie Fuller  
COLLEGE - McDonald's Restaurants Ltd, Keyberry Road, Newton Abbot  
Extension and alterations to elevations for McDonald's Restaurants Ltd  
NO OBJECTION

### **MILBER**

TREE  
18.17/00707/TPO Mark Waddams  
MILBER - 73 Fern Road, Newton Abbot  
Crown reduce one beech tree by 20-30% for Mr L. Sullivan  
NO OBJECTION IN PRINCIPLE BUT THE COMMITTEE WAS OF THE VIEW TO PROPOSAL  
FOR 20/30% WAS TOO SEVERE & SHOULD BE BETWEEN 10/20%

19.17/00339/FUL Eve Somerville  
MILBER - 8 Sutherland Close, Newton Abbot  
Single storey rear extension and first floor side extension over garage for Mr J. Edmonds  
NO OBJECTION

20.17/00658/FUL Angharad Williams  
MILBER - 48 Silverwood Avenue, Newton Abbot  
Two storey rear extension for Mr P. Reed  
NO OBJECTION

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

None.

444. **TEIGNBRIDGE DISTRICT COUNCIL**

**(a) Planning Committee to be held on 11<sup>th</sup> April 2017 – None.**

**(b) Applications – None.**

**(c) NA3 – Development Framework Plan** – it was noted that progress on the Development Framework continued and that representatives of the Town Council were in dialogue with staff of the District Council on the matter. It was suggested that the allocation had a number of sensitive issues to consider, including environmental issues such as the Wolborough Fen; traffic congestion and pollution; together with its relationship to Wolborough Church.

**(d) Greater Exeter Strategic Plan** – Members discussed the recent consultation exercise held by Teignbridge District Council regarding a Greater Exeter Strategic Plan (GESP) which included the administrative areas of Exeter City Council; Teignbridge District Council; East Devon District Council; and Mid Devon District Council but excluding the Dartmoor National Park. The intention was that the GESP would be an overarching plan to the Local Plans of those four Councils. Creation of the Plan would require five stages, comments being invited on Stage 1, Issues and Calls for Sites, responses to which were required to be submitted by 10<sup>th</sup> April 2017.

The Committee expressed its concerns that another Plan should be proposed which would sit above the current Teignbridge Local Plan which had been created following a great deal of consultation with the people of Teignbridge. Concerns were also expressed that the currently allocated developments in Newton Abbot were the maximum the area could absorb and therefore nothing further should be allocated in the GESP.

Councillor M Hocking had attended a public consultation event on 23<sup>rd</sup> March regarding Stage 1 of the Plan and as a result had written a draft proposed response. The draft had been sent to all Members of the Council via e-mail in advance of the meeting for their consideration.

Arising from a detailed discussion on the above it was

**RESOLVED** that the Town Clerk liaise with Councillor M Hocking with a view to utilising Councillor Hocking's draft response as the basis of the Town Council's view on Stage 1 of the Greater Exeter Strategic Plan.

445. **DEVON COUNTY COUNCIL**

None.

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

It was noted that Application 17/00112/FUL for the Change of use from Offices to hair dressing salon at 2 St Paul's Road, Newton Abbot had been refused by the District Council at variance to the Town Council's view that it had no objection to the proposal.

447. **TREE PRESERVATION ORDERS**

See Minutes 442(5) and (18) above.

448. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 25<sup>th</sup> April 2017.



CHAIRMAN