

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 19<sup>th</sup> SEPTEMBER 2017** AT 2.00 P.M. IN THE COUNCIL CHAMBER, THE TOWN HALL, 9 DEVON SQUARE, NEWTON ABBOT

**PRESENT:** Councillors D Howe (Chairman) Presiding  
R Jenks (Vice Chairman)

Councillors M Hocking K Purchase  
Mrs S Kingdom Ms L Roberts  
CN Parker M E Ryan  
M Pilkington T Ward

Councillor in attendance: M Joyce  
R Hayes

In attendance: Eric Collar

Member of Public: Mr Michael Martyn

In Attendance: Neil Emery, Clifton Emery Design  
David Seaton, PCL Planning  
Antony Rew – Planning Applicant

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

168. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Mrs Carol Bunday, Chris Coyle-Moore, Mrs Ann Jones, Mrs Lesley Sheffield and Mrs Sally Henley, Town Development Manager.

169. **INTERESTS**

Councillor T Ward gave notice of his intention to declare a personal interest in Minute 172 below. Councillor M Pilkington gave notice of his intention to declare a personal interest in Minute 173 (11) below.

170. **MINUTES**

The minutes of the meeting of the Planning Committee held on 29<sup>th</sup> August 2017 were received and signed as a correct record.

171. **PUBLIC PARTICIPATION**

None

172. **17/01542/MAJ – LAND AT WOLBOROUGH BARTON**

The Chairman welcomed Mr Rew, Mr Emery and Mr Seaton to the meeting and invited them to update Members on the Planning Application in relation to the land at Wolborough Barton. Mr Emery introduced the background to the application in the context of NA3 development area within the Local Plan. He summarised the following points:

- The Local Plan specified that NA3 should achieve a minimum of 1500 houses, 20% of which would be affordable.
- A 420 place primary school
- 10 acre employment land
- A link road from the A381 to the A380
- As such the NA3 development area was adopted by the District Authority in 2014.

Since then Mr Rew had appointed planning architects and designers who had commissioned an extensive range of environmental assessments, covering; the topography, ecology, vegetation, trees and hedgerows, flood risk, drainage and transport links which they had identified were critical to the plan. Mr Emery acknowledged that whilst the link road was a critical part of the development that they planned to deliver it alongside the development, incrementally and not in advance as this would not be economically viable for the scheme.

The land use had been the subject of considerable debate and following four workshops with stakeholders a preliminary layout had been produced with a primary school, a local centre in the locality of St Mary's church to the North of the site and a second local centre and secondary school adjacent to the A380.

The design team followed a set of guiding principles:

- Linking neighbourhoods
- The local centres would become hubs
- The neighbourhoods would be walkable
- The area would be locally distinctive to Newton Abbot
- It would have the appearance of a garden neighbourhood
- There would be a clear town scape with legible streets

The overall aims of the development sought to achieve; local sustainable employment in a parkland setting which made use of the local features.

Mr Emery gave an outline of the proposed application which specifies:

- ❖ 1274 new dwellings of which 20% will be affordable
- ❖ A primary school
- ❖ 3500 sqm of employment floor space
- ❖ 2 care homes
- ❖ 1250 sqm community facilities
- ❖ Local open space
- ❖ A road linking both sides of the development which followed the contours of the land. However, it was noted that the section of road at Decoy was in the ownership of TDC not the development proposer.

Members raised questions about the proposed route for the link road and the potential complexities that would need to be addressed prior to the start of development. Following considerable discussion among Members, the Committee;

**AGREED** that following the presentation by PCL Planning & the landowner Mr Rew, the Committee decided to defer the Application 17/01542/MAJ for a further three weeks to request further information, in particular from DCC & TDC regarding the provision of a road access at the eastern end of the proposed development.

*Councillor T Ward having declared a personal interest did take part in the discussion thereon.*

173. **PLANNING APPLICATIONS**

Application Deferred from last Meeting

1. 17/01542/MAJ Nicola Turner/Kati Owen  
COLLEGE - Land At Wolborough Barton, Coach Road  
Mixed Use (Hybrid Application) Proposal Involving: Outline - Mixed Use Development  
Comprising Up To 1,275 Dwellings (C3), A Primary School (D1), Up To 3,500 Sq. M Of  
Employment Floorspace (B1), Two Care Homes (C2) Providing Up To 5,500 Sq. M Of  
Floorspace for Messrs A & S & Ms J Rew  
NOTE MINUTE 172 ABOVE

**BRADLEY**

Appeal

2. 17/00048/TREE Fast Track Appeal Lisa Edwards  
BRADLEY - 26 The Churchills, Newton Abbot  
Appeal against refusal of Tree Preservation Order No 17/01124/TPO-Fell one Holm Oak in area  
A2 for Mr A. Thomas  
NOTED

**BUCKLAND**

Nil.

**BUSHELL**

3. 17/01660/FUL Eve Somerville  
BUSHELL - 25 King Street, Newton Abbot  
Single storey rear extension for Mrs S. Crozier  
NO OBJECTION

4. 17/02129/FUL Nicola Turner/Kati Owen  
BUSHELL - 3 Market Walk, Newton Abbot  
New air conditioning condensers and extract grilles for Mrs S. Humphries  
NO OBJECTION SUBJECT TO NO BLOCKING OF THE CCTV SIGHT LINES

5. 17/02130/ADV Nicola Turner/Kati Owen  
BUSHELL - 3 Market Walk, Newton Abbot  
One new fascia sign, one new projecting sign and two internal posters for Mrs S. Humphries  
NO OBJECTION

6. 17/01909/FUL Nicola Turner/Kati Owen  
BUSHELL - 17 Seymour Road, Newton Abbot  
First floor rear extension including Juliet balcony facing east for Mr C. White  
THE CHAIRMAN ADVISED THAT THE DISTRICT AUTHORITY HAD RECEIVED REVISED  
PLANS ON 19<sup>TH</sup> SEPTEMBER AND THEREFORE THE COMMITTEE AGREED TO DEFER  
FOR THREE WEEKS TO CHECK THE REVISED PLANS

**COLLEGE**

**Application deferred from last Meeting**

7. 17/02040/FUL Claire Boobier  
COLLEGE - 26A Mount Pleasant Road, Newton Abbot  
Enclosure of existing swimming pool for Mr & Mrs G. Maunder  
NO OBJECTION IN PRINCIPLE SUBJECT TO ANCILLARY USE AND TO THE VIEW OF THE  
CONSERVATION OFFICER

TREE

8. 17/02177/CAN Mark Waddams  
COLLEGE - 3 Wolborough Gate, Courtenay Road, Newton Abbot  
Crown thin and crown reduce one Holm oak by 3 metres on the east side to clear building;  
crown reduce two leylandii in arch form by up to 3 metres from Mr N. Austin  
NO OBJECTION

TREE

9. 17/02184/CAN Mark Waddams  
COLLEGE - 28 College Road, Newton Abbot  
Fell one sycamore to rear garden for Ms Stroz  
THE COMMITTEE FELT THAT IT WAS UNABLE TO COMMENT DUE TO THE LACK OF  
INFORMATION ABOUT THE HEALTH OR STATUS OF THE TREE AND THEREFORE  
REFERRED TO THE VIEW OF THE ARBORICULTURAL OFFICER

10. 17/02212/FUL

Nicola Turner/Kati Owen  
COLLEGE - 1 Sun Court, Wolborough Street, Newton Abbot  
Change of use from Use Class D1 (non residential institutions) to Use Class A1 (retail) for Terra  
Games Ltd  
NO OBJECTION

11. 17/02231/FUL

Eve Somerville  
COLLEGE - Lyndhurst, Coach Road, Newton Abbot  
Single storey side/front extension for Mr G. Bevan  
NO OBJECTION

*Councillor M Pilkington having declared a personal interest did not take part in the discussion thereon.*

**MILBER**

Nil.

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

None.

175. **TEIGNBRIDGE DISTRICT COUNCIL**

None.

176. **DEVON COUNTY COUNCIL**

None.

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

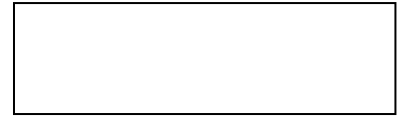
178. **TREE PRESERVATION ORDERS**

None.

179. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on **Wednesday 11<sup>th</sup> October 2017.**

*The Committee was reminded that a meeting of the Planning Committee scheduled for 10<sup>th</sup> October 2017 had been moved to Wednesday 11<sup>th</sup> October at 2pm to allow Members to attend the DALC AGM.*



CHAIRMAN