

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **WEDNESDAY 31st OCTOBER 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 Mrs C Bunday K Purchase (Dep Mayor)
M Hocking M E Ryan
Mrs A Jones (Mayor) Ms L Sheffield
M Pilkington T Ward

Councillor in attendance: M Joyce

In attendance: Eric Collar – Tree Warden
George Marshall – Devon County Council
Alex Lessware – Teignbridge District Council

Representative of the Press: Sam Hall - Mid Devon Advertiser

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

213. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Chris Coyle-Moore, Mrs Sheila Kingdom, Colin Parker and Ms Liz Roberts. Members noted that Councillor Coyle-Moore would stand down from the Planning Committee due to work commitments.

214. **INTERESTS**

Councillors Ken Purchase and Mike Joyce gave notice of their intention to declare personal interests in Minutes 217 (4) and (7) respectively.

215. **MINUTES**

The minutes of the meeting of the Planning Committee held on 11th October 2017 were received and signed as a correct record.

216. **PUBLIC PARTICIPATION**

None

217. **PRESENTATION BY DEVON COUNTY COUNCIL AND TEIGNBRIDGE DISTRICT COUNCIL ON PLANNING APPLICATION 17/02166/MAJ, HOWTON ROAD**

The Chairman welcomed Mr George Marshall, Principal Planning Officer from Devon County Council and Mr Alex Lessware, Senior Planning Officer from Teignbridge District Council and invited them to update Members on the proposed application.

Mr Marshall explained the application was a joint venture between Devon County Council as the applicant and Teignbridge District Council as the landowner in conjunction with a loan supplied by Home and Communities Agencies for the build of 20 custom-build homes, to a high quality standard but for sale at 20% below market value to satisfy the Government's Starter Homes initiative. The current outline application was required for access to the site. Members

expressed their concern at the sale to a developer allowing further 'interpretation' to the design of the houses for sale. Mr Lessware emphasised their wish to follow a newly defined Design Code which sought to protect such developments and Teignbridge District Council would seek to retain a high level of interest in the site. The document was yet to be approved and adopted as policy by Teignbridge District Council. He outlined that there would be a number of safeguards which included: a legal agreement held to satisfy the terms of the loan from the Home and Communities Agency; the Design Code once approved and the Council's ongoing involvement in the site. Members requested that consideration be given to the inclusion of renewables as part of the development.

The Chairman thanked both Mr Marshall and Mr Lessware for their informative update, whereupon they left the meeting.

218. **PLANNING APPLICATIONS**

BRADLEY

1. 17/02166/MAJ Angharad Williams
BRADLEY - Land at NGR 282955 72746 Howton Road, Newton Abbot
Outline application for up to 20 custom build dwellings (approval sought for means of access)
for Devon County Council
THE COMMITTEE ACCEPTED THE OUTLINE PLANNING APPLICATION

2. 17/02413/LBC Naomi Archer
BRADLEY - Bradley Manor, Totnes Road, Newton Abbot
Installation of a lightning protection system for Mr A. Kemp
NO OBJECTION

Appeal Received

3. 17/00045/REF Written Representations Lisa Edwards
BRADLEY - 136 Ashburton Road, Newton Abbot
Appeal against refusal of Planning Permission 17/00762/FUL – Dwelling with associated
external works for Mr M. Joyce
NOTED

BUCKLAND

Nil.

BUSHELL

4. 17/02360/FUL Eve Somerville
BUSHELL - The Avenue Methodist Church, The Avenue, Newton Abbot
Replacement windows for The Management Trustees
NO OBJECTION

Councillor Ken Purchase having previously declared an interest did not take part in the discussion thereon.

Appeal Received

5. 17/00041/REF Written Representations Lisa Edwards
BUSHELL - 32 Devon Square, Newton Abbot
Appeal against refusal of Planning Permission 16/03175/FUL – Change of use of offices to
House in Multiple Occupation (revised scheme) for Mr J. Field
NOTED

Appeal Received

6. 17/00042/REF Written Representations Lisa Edwards
BUSHELL 32 Devon Square, Newton Abbot
Appeals against refusal of Listed Building Consent 16/03175/LBC – Change of use of offices to
House in Multiple Occupation (revised scheme) for Mr J. Field.
NOTED

COLLEGE

DEFERRED FROM MEETING ON 11TH OCTOBER 2017

7. 17/02245/FUL Eve Somerville
COLLEGE - 108 Torquay Road, Newton Abbot
Single storey side extension to create entrance and garage and rooflights to north west and
south east elevations to facilitate loft conversion for Mr & Mrs Stevens
THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUNDS THAT THE DESIGN
WAS NOT IN KEEPING WITH THE CHARACTER OF THE REMAINDER OF THE HOUSE
AND CONTRAVENED POLICIES 11 AND 12 CONTAINED WITHIN THE NEWTON ABBOT
NEIGHBOURHOOD DEVELOPMENT PLAN

*Councillor Mike Joyce having previously declared an interest did not take part in the
discussion thereon.*

8. 17/02302/FUL Eve Somerville
COLLEGE - 124B Torquay Road, Newton Abbot
Single storey extension for Mr & Mrs Henderson
THE COMMITTEE AGREED TO DEFER FOR THREE WEEKS TO ALLOW THE
TEIGNBRIDGE DISTRICT COUNCIL WARD MEMBER TO GAIN FURTHER INFORMATION

TREE

9. 17/02448/CAN Mark Waddams
COLLEGE - 5 Lonsdale Road, Newton Abbot
Fell one silver birch in front garden for Mr R. Manley
THE COMMITTEE NOTED THAT THE ONLINE PLANNING SYSTEM HAD NOT UPLOADED
THE TREE PLAN OR SITE INFORMATION AND THEREFORE THE COMMITTEE RAISED
NO COMMENT AND DEFERRED TO THE VIEW OF THE ARBORICULTURAL OFFICER

10.17/02294/FUL Nicola Turner/Kati Owen
COLLEGE - 22 Forde Park, Newton Abbot
Extension in height of an existing stone boundary wall for Mr I. Dodge
THE COMMITTEE RECOMMENDED REFUSAL AS THE APPLICATION DESIGN
CONTRAVENED POLICY 11 (PROTECTION OF HERITAGE ASSETS) OF THE NEWTON
ABBOT NEIGHBOURHOOD DEVELOPMENT PLAN

TREE

11.17/02562//CAN Mark Waddams
COLLEGE - The Cedars, Coach Road, Newton Abbot
Fell one tree of heaven (Ailanthus altissima) for Mr I. Clarke
THE COMMITTEE NOTED THAT THE ONLINE PLANNING SYSTEM HAD NOT UPLOADED
THE TREE PLAN OR SITE INFORMATION AND THEREFORE THE COMMITTEE RAISED
NO COMMENT AND DEFERRED TO THE VIEW OF THE ARBORICULTURAL OFFICER

12.17/02566/FUL Helen Murdoch
COLLEGE - Former Wolborough Hospital Development Site, Old Totnes Road,
Newton Abbot
Two houses with garages for Mr T. Wild
THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUNDS THAT THE
APPLICATION WAS IN CONTRAVENTION OF POLICIES 3 (PROTECTION OF GREEN
AREA) AND 11 (PROTECTION OF SETTING) OF THE NEWTON ABBOT NEIGHBOURHOOD

DEVELOPMENT PLAN AND THE COMMITTEE REFERRED TO THEIR DECISION ON THE PREVIOUS APPLICATION IN RELATION TO THE SITE **17/01183/TPO** WHEREUPON THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUNDS THAT THE REMOVAL OF PROTECTED TREES WAS INAPPROPRIATE AS THERE WAS ALREADY AN ALTERNATIVE ACCESS TO THE SITE

MILBER

Nil

DEFERRED FROM MEETING ON 11TH OCTOBER 2017

13. 17/01542/MAJ

COLLEGE - 83 - 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

THE COMMITTEE NOTED THE REVISED AND ADDITIONAL DOCUMENTS WHICH SUPPLEMENTED THE APPLICATION AND IN PARTICULAR, THE TRANSPORT TECHNICAL RESPONSE AS PREPARED FOR AND ON BEHALF OF PCL TRANSPORT PLANNING LTD, PREVIOUSLY CIRCULATED, WHICH WAS TEHIR RESPONSE TO THE DEVON COUNY COUNCIL COMMENTS WHICH TEIGNBRIDGE DISTRICT COUNCIL HAD RAISED TO THE ORIGINAL APPLICATON.

THE COMMITTEE RECOMMENDED REFUSAL OF THE OUTLINE PART OF THIS HYBRID APPLICATION IN RELATION TO "ACCESS ONLY" AS THE PROPOSED ROUTE AND ROAD FROM THE A381 TO THE A380 DID NOT MEET THE STANDARD SPECIFIED IN THE TEIGNBRIDGE LOCAL PLAN. IT CANNOT BE ACCEPTED THAT SIMPLY INDICATING SOME AMENDED ACCESS TO THE WESTERN SIDE OF THE DEVELOPMENT (A381) SHOULD BE ALLOWED TO GO AHEAD, WHILST NO CERTAINTY IS ESTABLISHED AS TO THE LAYOUT OF THE HIGHWAY CONNECTION AT THE EASTERN END AND THEREFORE TO THE A (A380).

WHIST THE COMMITTEE RAISED NO OBJECTION TO THE DEVELOPMENT OF THE FARM BUILDINGS IN THE FULL APPLICATION THEY RAISED CONCERN AT THE PROPOSED ROAD LAYOUT ACCESS AND LACK OF SYMPATHETIC DESIGN IN PROXIMITY OF THE CHURCH AND THE POTENTIAL ADVERSE AFFECT OF THE OVERALL VIEW AND AMENITY OF THE PROPOSED DEVELOPMENT. THE COMMITTEE RESERVED THE RIGHT TO ADD FURTHER COMMENT IN RELATION TO THE APPLICATION 17/01542/MAJ AS FURTHER INFORMATION BECOMES AVAILABLE.

219. NAMING OF STREETS AND NUMBERING OF HOUSES

None.

220. TEIGNBRIDGE DISTRICT COUNCIL

None.

221. DEVON COUNTY COUNCIL

None.

222. PLANNING APPLICATIONS AT VARIANCE WITH TOWN COUNCIL'S OBSERVATIONS

17/02040/FUL

Claire Boobier

COLLEGE - 26A Mount Pleasant Road, Newton Abbot

Enclosure of existing swimming pool for Mr & Mrs G. Maunder

DECISION AT MEETING ON 19TH SEPTEMBER 2017 - NO OBJECTION IN PRINCIPLE
SUBJECT TO ANCILLARY USE AND TO THE VIEW OF THE CONSERVATION OFFICER
NOTED

17/02045/FUL

Eve Somerville

BRADLEY - 12 Hill Park Road, Newton Abbot

Roof alterations and loft conversion including hip to gable extensions and dormer to rear with balcony, single storey extension to rear and porch to front for Mr & Mrs Johns.

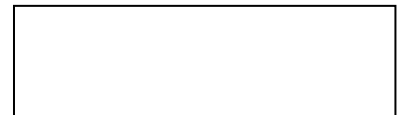
DECISION AT MEETING ON 29TH AUGUST 2017 - SUBJECT TO THE ISSUE OF ANY
POTENTIAL OVERLOOKING BEING ADDRESSED THE COMMITTEE RAISED NO
OBJECTION
NOTED

223. **TREE PRESERVATION ORDERS**

None.

224. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 21st November 2017.



CHAIRMAN