

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 20th FEBRUARY 2018** AT 2.00 P.M. IN THE COUNCIL CHAMBER, THE TOWN HALL, 9 DEVON SQUARE, NEWTON ABBOT

PRESENT: Councillors D Howe (Chairman) Presiding

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|-------------|--------------|------------------------|
| Councillors | Mrs C Bunday | Mrs S Kingdom |
| | R Hayes | K Purchase (Dep Mayor) |
| | M Hocking | Ms L Roberts |
| | M Joyce | T Ward |

In attendance: Eric Collar – Tree Warden

Member of Public – Mr Nils White

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

344. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Richard Jenks (Vice Chairman), Mrs Ann Jones (Mayor), Colin Parker, Mike Pilkington, Mike Ryan and Mrs Lesley Sheffield.

345. **INTERESTS**

Councillors David Howe (Chairman) and Ms Liz Roberts gave notice of their intention to declare personal interests in Minute 348 (6) and (10) below, respectively.

346. **MINUTES**

The minutes of the meeting of the Planning Committee held on 30th January 2018 were received and signed as a correct record.

347. **PUBLIC PARTICIPATION**

The Chairman introduced Mr Nils White, and welcomed him to the Planning Committee and invited him to speak on Planning Application 18/00012/MAJ Bradley Barton Farm Ogwell Mill Road, Newton Abbot. Mr White thanked the Chairman and introduced himself as a Heritage Consultant and Member of the Chartered Institute of Town Planners. As a local resident to the neighbouring proposed development he raised the following key points for consideration:

- Whilst the area has been included as a development site in the Teignbridge Local Plan he is concerned with the design and scale of development for 109 dwellings which far exceeds the advisory 70 for the site,
- To date development has been kept to low-level therefore not adversely impacting the surrounding rural views,
- TDC Local Plan NPPF 109 advises that development should enhance the local environment,

- As included in Newton Abbot Neighbourhood Development Plan the scheme should conserve the prominent views,
- Suggests that a full impact assessment to take account of Castle Dyke and the overall proximity of the proposed development in relation to the Heritage site.

In Summary Mr White expressed his objection to the design of the development and would make a formal objection to the application in the anticipation that a thorough environmental report would be undertaken to consider the number of dwellings, design and proximity to the Heritage site.

The Chairman thanked Mr White for his comprehensive presentation, following which he left the meeting.

348. **PLANNING APPLICATIONS**

BRADLEY

Application Deferred from Meeting held on 30th January 2018

1. Major Application

18/00012/MAJ

Claire Boobier

BRADLEY - Bradley Barton Farm, Ogwell Mill Road, Newton Abbot
Erection of 109 dwellings including public open space, landscaping and surface water attenuation for Persimmon Homes

THE COMMITTEE RECOMMENDED REFUSAL ON THE CURRENT PLANNING APPLICATION ON THE BASIS OF THE FOLLOWING:

- 1) POOR VEHICULAR ACCESS IN THE BRADLEY BARTON AREA. IT IS RECOMMENDED THAT THE PRIMARY ACCESS TO THE SITE BE VIA THE JUNCTION OF EMBLETT DRIVE, ALREADY IN PLACE FOR THE PURPOSE.
- 2) REDUCE THE NUMBER OF DWELLINGS FROM 109 CLOSER TO 70 THEREFORE INCREASING THE GREEN INFRASTRUCTURE AND OPEN SPACE (REFERENCE NA NDP POLICY 3) AT THE CENTRE OF THE WESTERN PART OF THE SITE.
- 3) QUALITY OF DESIGN REFERENCE NA NDP POLICY 2
- 4) INSUFFICIENT DETAIL ON RENEWABLES AND SUSTAINABILITY AS PER THE NA NDP

2. 18/00128/FUL

Central Team

BRADLEY - 11 Marlborough Place, Newton Abbot
In-filling of existing open porch for Mr & Mrs G. Vincent
NO OBJECTION

Application Withdrawn

3. 17/02405/FUL

Eve Somerville

BRADLEY - Greenhill Farm, Howton Road, Newton Abbot
Conversion of barns to three self-contained units of holiday accommodation and associated landscaping for Mr & Mrs K. Eyres
NOTED

Provisional Tree Preservation Order

4. E2/01/146

Mark Waddams

BRADLEY - Bradley Barton Fram, Ogwell Mill Road, Newton Abbot
The District of Teignbridge (Bradley Barton Farm) Tree Preservation Order 2018
NOTED

5. 18/00158/FUL

Guy Gibson

BRADLEY - 31 Applegarth Avenue, Newton Abbot
Conservatory to front for Miss. Curnow
NO OBJECTION

BUCKLAND

Nil.

BUSHELL

Application Deferred from Meeting held on 30th January 2018

6. 17/02988/FUL Eve Somerville

BUSHELL - 1 Southbank, Rundle Road, Newton Abbot

Retention of fencing for Mr R. Harbron

THE COMMITTEE RECOMMENDED REFUSAL ON THE BASIS OF POOR CONSTRUCTION AND THE DANGERS THAT MAY ENSUE FROM BEING FITTED TO AN INSECURE STRUCTURE.

Councillor David Howe having declared an interest, took part in the discussion but not the voting thereon.

7. 18/00114/FUL Nicola Turner

BUSHELL - 30 Fairfield Terrace, Newton Abbot

Rear roof terrace for Mrs K. Rhodes

NO OBJECTION

8. 18/00172/FUL Eve Somerville

BUSHELL - 30 Queen Street, Newton Abbot

Change of use from Use Class A1 (Retail) to Use Class A3 (Café/Restaurant) including installation of an extraction system for Loungers Limited

NO OBJECTION

9. 18/00173/LBC Eve Somerville

BUSHELL - 30 Queen Street, Newton Abbot

Change of use from Use Class A1 (Retail) to Use Class A3 (Café/Restaurant) including of an extraction system for Loungers Limited

NO OBJECTION

COLLEGE

Tree

10.18/00171/TPO Mark Waddams

COLLEGE - 2 Oak Lawn, Newton Abbot

Reduce lowest four branches of one sycamore (T1) by 4-5 metres where overhanging building for Mrs K. Townsend

NO OBJECTION

Councillor Ms Liz Roberts having declared an interest, took part in the discussion but not the voting thereon.

Tree

11.18/00179/CAN Mark Waddams

COLLEGE - The Cedars, 9 Oak Lawn, Newton Abbot

Removal of one oak for D. Vickridge (Client)

THE COMMITTEE RECOMMENDED REFUSAL ON THE BASIS THAT NO DETAIL OF THE PROPOSAL HAD BEEN MADE PUBLIC.

12.17/03066/FUL Eve Somerville

COLLEGE - Forde Park Nursing Home, 6-7 Forde Park, Newton Abbot

Conversion of care home into eight dwellings with parking for Mr J. Dawson
NO OBJECTION

13.18/00212/FUL Guy Gibson
COLLEGE - 26 Powderham Road, Newton Abbot
Dwelling at lower ground floor level for Mr S. Bray
NO OBJECTION

14.18/00223/FUL Eve Somerville
COLLEGE - 18 and 18A Keyberry Park, Newton Abbot
Single storey extension to form entrance porch and additional lounge space for Mr A. Parr
NO OBJECTION

Provision Tree Preservation Order
15.E2/01/147 Mark Waddams
COLLEGE - 8 Keyberry Road, Newton Abbot
The District of Teignbridge (8 Keyberry Road) Tree Preservation Order 2018
NOTED

MILBER

16.17/03067/VAR Central Team
MILBER - 8 Alder Close, Newton Abbot
Variation of condition 2 on planning permission 16/01936/FUL (single storey rear extension with terrace over and new gates to front boundary) to change colour and entrance details of conservatory for Mr O. Zheng
NO OBJECTION BUT THE COMMITTEE NOTED THE POOR QUALITY OF AVAILABLE INFORMATION AND THIS IMPEDED THEIR CONSIDERATION OF THE MATTER.

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

None.

350. **TEIGNBRIDGE DISTRICT COUNCIL**

The Chairman made reference to the Central Team Applications and invited the Town Clerk to update Members on feedback from the Head of Planning Services, Nick Davies in relation to the processing of such applications. The Clerk reported that the matter had been noted by TDC but that no further action would be taken at this stage.

351. **DEVON COUNTY COUNCIL**

None.

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

17/02949/FUL Anna Mooney
BUCKLAND - 32 Buckland Brake, Newton Abbot
Detached double garage for Mr K Samuel
The Committee raised no objection to the Application however it was noted that Teignbridge District Council refused due to the detrimental effect on the street scene.

353. **TREE PRESERVATION ORDERS**

Referred to Minute 348 (10) and (15) above.

354. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 13th March 2018.



C

CHAIRMAN