

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 3rd APRIL 2018** 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 M Pilkington
M Hocking T Ward
Mrs A Jones (Mayor)

In attendance: Eric Collar – Tree Warden

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

418. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Rob Hayes, Mike Joyce, Mrs Sheila Kingdom, Colin Parker, Ken Purchase (Dep Mayor), Ms Liz Roberts, Mike Ryan and Mrs Lesley Sheffield and Mrs Sally Henley, Town Development Manager.

419. **INTERESTS**

None declared.

420. **MINUTES**

The minutes of the meeting of the Planning Committee held on 13th March 2018 were received and signed as a correct record.

421. **PUBLIC PARTICIPATION**

None.

422. **PLANNING APPLICATIONS**

BRADLEY

1. 18/00465/FUL Eve Somerville
BRADLEY - 8 Ashmill Court, Newton Abbot
Bungalow in the grounds of 8 Ashmill Court including associated garden, parking and vehicular access
THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUNDS OF OVERDEVELOPMENT; OVERLOOKING; THE ADVERSE VISUAL AFFECT ON THE STREET SCENE; AND ACCESS TO CAR-PARKING.

Tree
2. 18/00479/TPO Mark Waddams
BRADLEY - Land at NGR 284364 71743 Spring Close, Newton Abbot
Crown reduce one oak (T1) by up to 5m where overhanging

THE COMMITTEE WERE SYMPATHETIC TO SOME CROWN REDUCTION BUT FELT THAT A REDUCTION OF 5M WOULD BE EXCESSIVE.

Tree Preservation Order

3. E2/01/148 Mark Waddams
BRADLEY - Land at NGR 284364 71743, Spring Close, Newton Abbot
The District of Teignbridge (Land to the north of Thorn Close) Tree Preservation Order 2018
NOTED.

Tree Preservation Order Lapsed

4. E2/01/145 Mark Waddams
BRADLEY - Land at NGR 284364/ 71743, Spring Close, Newton Abbot
The District of Teignbridge (Land to the north of Thorn Close) Tree Preservation Order 2018
NOTED.

Tree Preservation Order Confirmed

5. E2/01/146 Mark Waddams
BRADLEY - Bradley Barton Farm, Ogwell Mill Road, Newton Abbot
The District of Teignbridge (Bradley Barton Farm) Tree Preservation Order 2018
NOTED.

6. 17/02774/ADV Eve Somerville
BRADLEY - Land at NGR 285451 72391 Whitehill, Exeter Road
Retention of Fascia sign
NO OBJECTION.

7. 18/00643/FUL Guy Gibson
BRADLEY - 43 Ashburton Road, Newton Abbot
Single storey extension to the rear elevation and porch to the front elevation
NO OBJECTION.

BUCKLAND

Nil

BUSHELL

8. 18/00366/ADV Central Team
BUSHELL - 17 Queen Street, Newton Abbot
Replacement fascia and projecting sign
NO OBJECTION.

9. 17/02570/FUL Guy Gibson
BUSHELL - 57 East Street, Newton Abbot
Change of use from one dwelling into three apartments
NO OBJECTION

10. 18/00545/LBC - Guy Gibson
BUSHELL - 57 East Street, Newton Abbot
Internal and external alterations to convert single dwelling into three apartments
NO OBJECTION.

11. 18/00295/LBC Naomi Archer
BUSHELL - 141 East Street, Newton Abbot
Provision of extractor fan
NO OBJECTION.

12. 18/00443/LBC Naomi Archer
BUSHELL - 4 Devon Square, Newton Abbot
Replacement roof
NO OBJECTION.

13. 18/00499/FUL Nicola Turner
BUSHELL - 1 Devon Square, Newton Abbot
Part change of use of the dwelling to a mixed-use as a dwelling (lower ground floor) and office (ground and first floor)
THE COMMITTEE NOTED THAT THIS WAS A RETROSPECTIVE APPLICATION AND RAISED NO OBJECTION IN PRINCIPLE PROVIDING THAT IT WOULD NOT ADVERSELY IMPACT ON THE LISTED BUILDING STATUS.

14. 18/00500/LBC Nicola Turner
BUSHELL - 1 Devon Square, Newton Abbot
Part change of use of the dwelling to a mixed-use as a dwelling (lower ground floor) and office (ground and first floor)
THE COMMITTEE NOTED THAT THIS WAS A RETROSPECTIVE APPLICATION AND RAISED NO OBJECTION IN PRINCIPLE PROVIDING THAT IT DOES NOT ADVERSELY IMPACT ON THE LISTED BUILDING STATUS.

15. 18/00577/FUL Eve Somerville
BUSHELL - 30 Queen Street, Newton Abbot
Installation of new shopfront
NO OBJECTION.

16. 18/00578/LBC Eve Somerville
BUSHELL - 30 Queen Street, Newton Abbot
Installation of new shopfront
NO OBJECTION

COLLEGE

17. 18/00307/FUL Central Team
COLLEGE - Green Tree House, 12 Silver Hills Buildings, Newton Abbot
Two storey rear extension
NO OBJECTION

18. 18/00409/FUL Guy Gibson
COLLEGE - Conitor House, Denbury Road, Newton Abbot
Conversion of third floor to two flats
THE COMMITTEE AGREED TO DEFER FOR THREE WEEKS TO ALLOW THE T.D.C. WARD MEMBER TO GAIN MORE INFORMATION AND REPORT BACK AT THE NEXT MEETING.

Tree
19. 18/00501/CAN Mark Waddams
COLLEGE - 3 Wolborough Gate, Courtenay Road, Newton Abbot
Remove Leylandii which form an arch and prune one evergreen
NO OBJECTION

Tree
20. 18/00601/TPO Mark Waddams
COLLEGE - 2 Courtenay Gardens, Newton Abbot
Fell one Corsican pine in Area A1
NO OBJECTION IN PRINCIPLE TO THE FELLING OF TREE - T1 SUBJECT TO REPLANTING.

Tree Preservation Order Confirmed

21. E2/01/147

Mark Waddams

COLLEGE

- 8 Keyberry Road, Newton Abbot

The District of Teignbridge (8 Keyberry Road) Tree Preservation Order 2018

NOTED.

MILBER

Tree

22. 18/00596TPO

Mark Waddams

BUCKLAND - 41 Aller Brake Road, Newton Abbot

Fell two birch trees T23 and T24

THE COMMITTEE RAISED NO OBJECTION TO THE FELLING OF TREE - T23 SUBJECT TO REPLANTING BUT RECOMMENDED REFUSAL OF THE FELLING OF TREE - T24 AS THERE WAS NO ACCEPTABLE REASON GIVEN FOR FELLING.

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

None.

424. **TEIGNBRIDGE DISTRICT COUNCIL**

- a) 136 Ashburton Road, Newton Abbot – the Committee noted that despite two previous application refusal consents and two appeals dismissed, that the applicant had continued to build a new dwelling within the site of 136 Ashburton Road and therefore this had been referred as an enforcement matter.
- b) Former St Dunstan School, Cavanna Homes site – the Committee noted that the conditions applied to the application in relation to lighting, had been varied and the TDC Ward Member would report back at the next Meeting with more information.

425. **DEVON COUNTY COUNCIL**

None.

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

17/01785/FUL – BUSHELL – 18 Old Exeter Road, Newton Abbot Application to demolish wall and build single dwelling for Mr D Ward approved. NATC Recommended Refusal on the grounds of over development at Committee 29th August 2017.
NOTED.

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

The Town Clerk updated Members on the notable increase in applications where the decision of the Principal Planning Authority was 'At Variance' with the recommendations of the Planning Committee. He reported that in a typical 12 month period there would be 6 such applications, however in the current part-year there had been 18 applications to date which was a significant rise. Following a discussion among Members on the possible reasons for this to have occurred, it was;

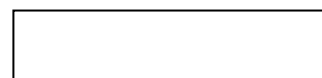
RESOLVED that the Town Clerk and Committee Administrator would prepare a report outlining the number of applications and types of recommendations where an At Variance decision had occurred and report back at a future meeting, for Members to assess the significance of the situation.

428. **TREE PRESERVATION ORDERS**

Referred to Minute 422 (2), (3), (4), (5), (8), (20), (21) and (22) above.

429. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 24th April 2018.



CHAIRMAN