

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 24TH NOVEMBER 2015** AT 2.00 P.M. IN THE COUNCIL CHAMBER, TOWN HALL, 9 DEVON SQUARE, NEWTON ABBOT

PRESENT: Councillors D Howe (Chairman) Presiding
K Purchase (Vice-Chairman)
Councillors
Mrs C Bunday C N Parker
M Hocking M J Pilkington
R D Jenks M E Ryan
Mrs J A Jones Mrs L Sheffield
Mrs S M Kingdom

Representatives of the press: Mr John Balment – Mid Devon Advertiser
Mr Sam Hall – Mid Devon Advertiser

By invitation: Mr Eric Collar – Tree Warden

In attendance: Mr Philip Rowe – Town Clerk

One member of the public

272. **APOLOGIES**

Apologies for absence were submitted on behalf of Councillors C Coyle-Moore and T Ward.

273. **INTERESTS**

None.

274. **MINUTES**

The minutes of the meeting held on 3rd November 2015 were received and signed as a correct record.

275. **PUBLIC PARTICIPATION**

None.

276. **PLANNING APPLICATIONS**

BRADLEY

1. Application with revised plans

14/01797/MAJ

Ian Perry

BRADLEY - Land at NGR 285451 72391 Whitehill, Exeter Road, Newton Abbot
199 dwellings, public open space and associated infrastructure for Mr T. Brown

THE TOWN COUNCIL OFFERS NO OBJECTION IN PRINCIPLE, SUBJECT TO THE FOLLOWING:-

- a) The Development Framework Plan for NA2 is adopted and this plan complies with it;
- b) The highways works in and around the entrance to this site on the A382 are carried out before the development is commenced, in order to make this road safer;

- c) A safe and sustainable walking/cycling/disabled friendly route from the development into Highweek Village, Local Schools and amenities and the town itself, be made a condition of granting this application;
- d) A more robust condition on the flood and surface water aspect of this development;
- e) Dwellings in Blenheim Close are afforded the privacy from this development they deserve by for example screening.

The Committee noted that the Teignbridge District Council Draft Development Framework Plan for NA2 Whitehill was approved with amendments for public consultation at its Planning Committee meeting held on 17th November. The Town Council would be responding to the consultation.

2. Provisional Tree Preservation Order

E2/01/134 Mark Waddams
 BRADLEY - Area of land identified as HA1 Houghton Barton within the Teignbridge
 Local Plan 2013-2033
 Title - The District of Teignbridge (Houghton Barton) Tree Preservation
 Order 2015
 NOTED

3. 15/03053/FUL

Helen Murdoch
 BRADLEY - Coombeshead College, Coombeshead Road
 Proposed car park with associated external lighting for visitors to the school and the new dance
 studio and sports facilities constructed under application reference no 14/03646/FUL for Mr I
 Freeland
 NO OBJECTION

4. 15/03114/FUL

Estelle Smith
 BRADLEY - Rear of 39-45 Blenheim Close, Newton Abbot
 New dwelling for Ms H Harle
 NO OBJECTION IN PRINCIPLE SUBJECT TO THE INCLUSION OF A CONDITION
 REQUIRING A SHARED ACCESS TO CHURCH PATH AND REMOVAL OF PERMITTED
 DEVELOPMENT RIGHTS

5. Provisional Tree Preservation Order

E2/01/136 Mark Waddams
 BRADLEY - Land at NGR 285451 72391 Whitehill Exeter Road
 District of Teignbridge (Whitehill) Tree preservation Order 2015
 NOTED

BUCKLAND

Nil.

BUSHELL

6. 15/02716/FUL

Simon Easton
 BUSHELL - 6 Market Street, Newton Abbot
 Change of use of garage/store to café (A3) for Mr T. Tod.
 NO OBJECTION

7. 15/02928/VAR

Estelle Smith
 BUSHELL - Old Exeter Road, Newton Abbot
 Variation of condition 4 on planning permission 15/00103/FUL to change wording to
 windows/fascia will be wood effect uPVC for Mr S. Bishop
 NO OBJECTION

8. 15/02796/MAJ Helen Murdoch
BUSHELL - Queens Hotel, 142 Queen Street, Newton Abbot
Alteration, extension and conversion of existing building into 23 apartments for Coyne Group
UK Ltd.
NO OBJECTION

9. 15/02986/COU Angharad Williams
BUSHELL - H20 Car Wash, West Golds Way, Newton Abbot
Retention of use of land as a hand car wash and erection of boundary fencing for Mr S. Ashwell
THE COMMITTEE RECOMMENDS REFUSAL OF THE APPLICATION ON THE GROUNDS IT
CONSTITUTES AN INAPPROPRIATE USE OF THE SITE AND HAS AN ADVERSE IMPACT
ON THE AMENITIES OF THE NEARBY RESIDENTIAL DWELLINGS

10.TREE
15/03031/CAN Mark Waddams
BUSHELL - 28 Devon Square, Newton Abbot
Felling of one sycamore tree for Mr J. Randall
NO OBJECTION SUBJECT TO A REQUEST FOR AN APPROPRIATE REPLACEMENT

11.15/03113/FUL Estelle Smith
BUSHELL - 51 Highweek Road, Newton Abbot
New dwelling in garden for Mr S Clarke
THE COMMITTEE RECOMMENDS REFUSAL OF THE APPLICATION ON THE GROUNDS
OF ITS ADVERSE IMPACT ON THE STREET SCENE AND OVERDEVELOPMENT OF THE
SITE

COLLEGE

12.TREE
15/03095/CAN Doug Pratt
COLLEGE - 1 South Road, Newton Abbot
Pruning of one western red cedar tree for Owner/Occupier
NO OBJECTION SUBJECT TO THE COMMENTS OF THE ARBORICULTURAL OFFICER

13.15/03057/COU Eve Somerville
COLLEGE - Sterling House, Mead Way, Newton Abbot
Change of use of land to car sales for Mr J. Harvey
NO OBJECTION

14.15/01471/FUL Helen Murdoch
COLLEGE - Land at Gothic Road
Removal of soil from Gothic Road site to adjacent field for Mr D Gardner
It was noted the application had not been validated.

MILBER

Nil.

277. NAMING OF STREETS AND NUMBERING OF HOUSES

A. The Chairman referred to works being undertaken to design the road linking the A382 (Forches Cross) to the A383 (Ashburton Road) by Devon County Council. Currently the County Council had adopted the working title of the road as 'Houghton Barton Avenue'. The Town Council had been invited to suggest a more appropriate working title. The Committee agreed that 'Houghton Crossways' should be suggested;

- B. Reference was made to the need to give consideration to making suggestions to Teignbridge District Council on names for the roads to be created at Whitehill, Exeter Road. Members agreed to give the matter some consideration and report back to the Committee at its next meeting.

278. TEIGNBRIDGE DISTRICT COUNCIL PLANNING COMMITTEE

The Committee noted the following applications had been determined by Teignbridge District Council at its meeting held on 17th November 2015:-

- **15/02367/FUL** - The Butter Market, Market Street - Re-rendering of the area above the arches: Approved
- **15/02368/LBC** - The Butter Market, Market Street - Re-rendering of the area above the arches and replacement lettering: Approved
- **15/02459/ADV** - The Butter Market, Market Street - Remove existing lettering and provision of new lettering: Approved
- **14/01797/MAJ** - Land at NGR 285451 72391 Whitehill, Exeter Road - 203 dwellings, public open space and associated infrastructure: Deferred
- **NEWTON ABBOT - 15/01665/FUL** - 14 Bowden Hill - Retention of rear decking and steps: Approved with conditions

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

The Committee noted Application No. 15/02557/OUT for an outline application for a dwelling with all matters reserved for future consultation at Mainbow Farm, Perry Lane, Newton Abbot (previously circulated) was approved at variance with the Council's observations.

280. APPLICATIONS IN NEIGHBOURING PARISHES

None

281. DEVON COUNTY COUNCIL APPLICATIONS

None.

282. TREE PRESERVATION ORDERS

See minutes 276(2) & (5) above.

283. LATE CORRESPONDENCE

None.

284. DATE OF NEXT MEETING

The next meeting of the Committee would be held at 2.00 p.m. on Tuesday 15th December 2015.

CHAIRMAN