

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 15<sup>TH</sup> DECEMBER 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 Mrs S M Kingdom  
C Coyle-Moore M J Pilkington  
M Hocking M Ryan  
R D Jenks Mrs L Sheffield  
T Ward

Representatives of the press: None.

By invitation: None.

In attendance: Mrs Sally Henley – Town Development manager  
Mr Philip Rowe – Town Clerk

Mrs Jackie Brodie – Teignbridge District Council

Mr Ian Howard, resident and other members of the public

285. **APOLOGIES**

Apologies for absence were submitted on behalf of Councillors Mrs J A Jones, C N Parker and Mr Eric Collar, Tree Warden.

286. **INTERESTS**

None declared.

287. **MINUTES**

The minutes of the meeting held on 24<sup>th</sup> November 2015 were received and signed as a correct record.

288. **PUBLIC PARTICIPATION**

Mr Ian Howard, resident in the vicinity of the site of Application No. 15/02732/MAJ – Bishop Dunstan School, 16 South Road, Newton Abbot – made further representations to the Committee. In essence, Mr Howard welcomed the revisions made to the Application, however, he and his wife maintained concerns with the proposed houses to be located at the south west boundary of the site and their proximity to their house, Hillcrest. Mr & Mrs Howard therefore expected the applicant to infill the gaps in the existing hazel hedge, but that would not provide something at the same height as that which currently existed, although the formal landscaping plan had still to be submitted to the Planning Authority. Therefore, Mr & Mrs Howard were requesting the repositioning of the units closest to Hillcrest to minimise the loss of amenity and privacy.

289. **DEFERRED APPLICATION**

Further to minute 250(B)/11/15 the Committee gave consideration to a revised Application No. 15/02732/MAJ – Bishop Dunstan School, 16 South Road, Newton Abbot for the demolition of

former classrooms and sports hall, conversion of former school house to 4 dwellings, conversion of coach house to dwelling, 22 new dwellings with associated new access and landscaping for Mr R Fitzwilliams/Landford.

The Chairman outlined the proposed revisions as follows:-

- i. Change of description of the application to 'Hybrid Outline' at the request of Teignbridge District Council as it better described the nature of the application;
- ii. The route of the estate road changed to take it away from the south boundary of the site and therefore address concerns from residences in South Road/St Mary's Road. Plot 5 had been also relocated further from the south boundary;
- iii. One 'custom' built house to be provided on plot 22 with potential for plots 19-21 to also be offered as 'custom' builds;
- iv. Plot 13 and its garage relocated further from the oak trees in the centre of the site at the request of the Tree Officer;
- v. Proposed link from the site onto the existing footpath at the east boundary to be pedestrian only as a cycle route was not appropriate;
- vi. An off-site improvement vis S. 106 had been agreed to construct a pavement to the west side of Powderham Road at its junction with Courtenay Road;
- vii. The application had been annotated to ensure the existing conifers on the west boundary and adjacent to the tennis courts were to be replaced with trees and other planting appropriate for the site and its surroundings. That would be in accordance with a detailed landscaping scheme to be submitted to the District Council prior to the commencement of the development;
- viii. Involvement of Sport England as a consultee on the application and its concerns with the potential loss of sport and leisure facilities.

Members of the Committee made various points and raised questions relating to the following issues:-

- a) Local Plan (Policy WE13) issues and in particular loss of public/private open space and potential objections on behalf of Sport England and any demonstrable mitigation for such loss;
- b) Concerns regarding overlooking of Hillcrest;
- c) Provision of adequate children's' play area(s);
- d) Potential adverse effect on the Wolborough Conservation Area;
- e) Concerns with any objections from Sport England in view of all the leisure facilities having always been private and therefore not available to the public;
- f) Use of the tennis courts by the wider public and car parking issues;
- g) Concerns that the conifers on the western boundary of both the site and tennis courts not being removed until suitable fast growing replacements had been implemented.

Arising from consideration of the Application it was

**RESOLVED** that NO OBJECTION be raised to the application subject to:-

- (a) The property known as Hillcrest being appropriately screened from the development;
- (b) The existing footpath on the east boundary be upgraded for wheelchair/disabled access at the applicant's expense;
- (c) Provision being made for car parking in connection with public use of the tennis courts;

- (d) Some mitigation being made through Section 106 contributions for the loss of leisure/sports facilities.

290. **PLANNING APPLICATIONS**

**BRADLEY**

1. 15/03136/FUL Helen Murdoch  
BRADLEY - Coombeshead Academy, Coombeshead Road, Newton Abbot  
Two storey building to provide 4 new laboratories, 2 preparation rooms with associated chemical stores, a new classroom and offices for Mr I Freeland  
NO OBJECTION

Application withdrawn

2. 15/01631/COU Eve Somerville  
BRADLEY - 16 Whitehill Road, Newton Abbot  
Conversion of barn to include extension work to create self-contained dwelling for Mr & Mrs Warner  
THE COMMITTEE NOTED THE WITHDRAWAL OF THE APPLICATION

Application being considered as a Departure from the Development Plan

3. 15/03114/FUL Estelle Smith  
BRADLEY - Rear of 39-45 Blenheim Close, Newton Abbot  
New dwelling for Ms H. Harle  
THE COMMITTEE NOTED THE APPLICATION WAS BEING CONSIDERED AS A DEPARTURE FROM THE DEVELOPMENT PLAN

**BUCKLAND**

Nil.

**BUSHELL**

4. 15/03019/MAJ Helen Murdoch  
BUSHELL - Forde Close, Newton Abbot  
Demolition of existing building and new retail unit with associated car parking and landscaping for Aldi Stores Ltd  
NO OBJECTION, SUBJECT TO:-

- (a) OPENING TIMES AND DELIVERY TIMES BEING CONDITIONED TO MITIGATE ANY ANTI-SOCIAL IMPACT ON THE RESIDENTS OF FORDE CLOSE;
- (b) CHANGES BEING MADE TO THE TRAFFIC LIGHTS LAYOUT AND PRIORITIES AT THE JUNCTIONS OF FORDE CLOSE/BRUNEL ROAD AND TORQUAY ROAD;
- (c) THE SIGNAL GANTRY REMAINING IN ITS CURRENT LOCATION AS THE OWNERSHIP WOULD NOT TRANSFER TO THE APPLICANT

5. 15/03171/FUL Eve Somerville  
BUSHELL - 94 Queen Street, Newton Abbot  
Conversion of single flat to create two one-bed flats for Mr & Mrs Brown  
NO OBJECTION

6. 15/03174/LBC Eve Somerville  
BUSHELL - 94 Queen Street, Newton Abbot  
Internal and external works to facilitate sub division of existing flat to create two one-bed flats for Mr & Mrs Brown

NO OBJECTION

7. 15/02837/FUL Simon Eaton  
BUSHELL - 8 Brownhills Road, Newton Abbot  
Excavate front garden and build garage for Mr S. Holubinka  
NO OBJECTION

8. 15/02983/COU Estelle Smith  
BUSHELL - Unit 1, NAM House, Bradley Lane Industrial Estate, Newton Abbot  
Use of building to include car sales (Sue Generis use) for Mr M. Bowden  
THE COMMITTEE RECOMMENDS REFUSAL OF THE APPLICATION ON THE BASIS OF  
INAPPROPRIATE USE OF THE SITE AND LOSS OF VALUABLE CAR PARKING IN THE  
AREA

9. 15/03199/FUL Eve Somerville  
BUSHELL - Newton Abbot College, Old Exeter Road, Newton Abbot  
Demolition of existing temporary classrooms and alterations and extension to the main teaching  
block for Mr N. Hill  
NO OBJECTION

10.15/03273/FUL Nicola Turner  
BUSHELL - 16 Broadlands Avenue, Newton Abbot  
Two storey side extension for Mr M. Perry  
NO OBJECTION SUBJECT TO INCLUSION OF ANCILLARY USE CONDITION

#### **COLLEGE**

TREE  
11.15/03190/TPO Doug Pratt  
COLLEGE - Land at NGR 286741 70316 Grange Close, Newton Abbot  
Pruning of one tree for Mrs H. Blackmore  
NO OBJECTION

12.15/03202/FUL Simon Eaton  
COLLEGE - 64 St. Leonard's Road, Newton Abbot  
Replacement of porch and side porch for Dr E & Dr N. Taylor  
NO OBJECTION

13.15/03322/COU Nicola Turner  
COLLEGE - 4 St. Leonard's Road, Newton Abbot  
Change of use of shop (A1) to dwelling (C3) for Mr M. Beattie  
NO OBJECTION

#### **MILBER**

TREE  
14.15/03180/TPO Mark Waddams  
MILBER - 37 Twickenham Road, Newton Abbot  
Crown-lifting on one beech tree for Mr Maurice  
NO OBJECTION

15.15/03189/FUL Jacqueline Houslander  
MILBER - 35 St. Luke's Road, Newton Abbot  
Two storey extension to rear elevation for Mr & Mrs K. Lloyd  
NO OBJECTION

16.15/03285/TPO  
MILBER - 12 Oak Tree Drive, Newton Abbot  
Crown lifting of one oak tree for Mr C. Moore  
NO OBJECTION

Doug Pratt

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

The Committee gave consideration to proposing names for the Whitehill, Exeter Road and former Bishop Dunstan School, South Road, Newton Abbot. Members were of the view that Whitehill could be named after species of bats and that the South Road site could be named 'Dunstan Close'. The Town Clerk to notify Teignbridge District Council of its suggestions.

292. **TEIGNBRIDGE DISTRICT COUNCIL PLANNING COMMITTEE**

A. **Draft Development Framework – Supplementary Planning Document – NA2 Whitehill, Newton Abbot.** The Committee noted that the close of the consultation period for the draft Development Framework was Friday 15<sup>th</sup> January 2016. Consequently, it was agreed that consideration of the Draft be deferred to the meeting of the Committee to be held on 12<sup>th</sup> January 2016 to provide Members with an opportunity to prepare their responses.

B. **Application 15/03022/SO – Land at Wolborough – Scoping opinion on mixed use development of land.** Consideration was given to an ES Scoping Report for Wolborough, Newton Abbot prepared on behalf of Wolborough Developments Ltd (previously circulated). The Committee was of the view it would appreciate an explanation of the report from an officer of the District Council specifically, and on scoping opinions generally. The Town Clerk to invite Mr Ian Perry to a future meeting to discuss the Scoping Opinion.

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

None.

294. **APPLICATIONS IN NEIGHBOURING PARISHES**

None

295. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

296. **TREE PRESERVATION ORDERS**

See minutes 290(11), (14) & (16) above.

297. **LATE CORRESPONDENCE**

None.

298. **DATE OF NEXT MEETING**

The next meeting of the Committee would be held at 2.00 p.m. on Tuesday 12<sup>th</sup> January 2016.

CHAIRMAN

