

## **PLANNING APPLICATIONS TO BE CONSIDERED – 30<sup>th</sup> JUNE 2020**

The Meeting of the Planning Committee scheduled for **30<sup>TH</sup> JUNE 2020** was cancelled, however Members of the Committee were invited to make comment and recommendations to the Chairman, Councillor David Howe.

A summary of the recommendations made is as follows:

### **BRADLEY**

#### **DEFERRED from 19<sup>th</sup> May**

##### **MAJOR APPLICATION**

1. 20/00585/MAJ Ian Perry  
BRADLEY - Houghton Barton, Howton Road, Newton Abbot  
Hybrid application comprising outline application for up to 900 dwellings (C3), retirement/extra care accommodation (C2, C3), employment uses (B1, B2, and B8), primary school, (D1 and D2), mixed-use local centre (A1, A2, A3, A4, A5, B1, C2, C3, D1, D2), community and leisure (D1, D2), section of A382/A383 link road, strategic and local open space, and site preparation, other associated works and infrastructure (all matters reserved) and detailed application for Phase 1 comprising 408 dwellings (C3)

MEMBERS ACKNOWLEDGED THAT THE PROPOSED DEVELOPMENT WAS WITHIN THE LOCAL PLAN BUT RAISED THE FOLLOWING POINTS:

- NOTED THE ISSUES RAISED BY HIGHWAYS ENGLAND REGARDING THE INTERCHANGES BETWEEN THE A38 AND THE A382 AND A383;
- THE PROPOSED SOCIAL AND AFFORDABLE HOUSING IS INSUFFICIENT AND DOES NOT MEET THE NEED IN TERMS OF TYPE OF HOUSING, RESULTING IN THE DENSITIES BEING TOO LOW, PROVISION OF THE WRONG TYPE OF HOUSING FOR THE AREA AND AS A CONSEQUENCE THE NEED FOR APPLICATION NO. 20/00586/MAJ;
- LITTLE CLARITY ON THE INTEGRATION WITH EXISTING DEVELOPMENT AT HELE PARK, PATHWAYS AND CYCLE PATHS;

OVERALL, THE COMMITTEE WOULD RECOMMEND REFUSAL AT THIS STAGE ON THE GROUNDS THAT THE CURRENT PROPOSALS WOULD NOT DELIVER THE ASPIRATIONS OF THE CURRENT LOCAL PLAN OR THE NEWTON ABBOT NEIGHBOURHOOD DEVELOPMENT PLAN FOR THIS AREA OF DEVELOPMENT.

#### **DEFERRED from 19<sup>th</sup> May**

##### **MAJOR APPLICATION**

2. 20/00586/MAJ Ian Perry  
BRADLEY - Land west of Houghton Barton, Newton Abbot  
Outline planning application for up to 250 dwellings (C3), including open space and site preparation, other associated works and infrastructure (all matters reserved)

MEMBERS NOTED THAT THE PROPOSED DEVELOPMENT WAS OUTSIDE OF THE LOCAL PLAN AND THEREFORE WOULD RECOMMEND REFUSAL AT THIS STAGE BASED UPON THE INFORMATION AVAILABLE TO THEM AT THIS TIME.

##### **MAJOR APPLICATION**

3. 20/00921/MAJ Ian Perry  
BRADLEY - Land at Hele Park NGR 283337 71975 Ashburton Road, Newton Abbot  
Approval of details for 57 dwellings (Use Class C3), public open space, areas of play and landscaping (approval sought for layout, scale, appearance and landscaping)

RECOMMENDED REFUSAL ON THE GROUNDS OF INSUFFICIENT AFFORDABLE AND SOCIAL HOUSING PROVISION WITHIN THE APPLICATION.

MAJOR APPLICATION

4. 20/00950/MAJ  
BRADLEY - Land at Houghton Barton Howton Lane Newton Abbot  
Construction of section of A382/A383 link road, between A383 and Howton Road,  
including A383 junction upgrades and associated works

MEMBERS WELCOMED THE APPLICATION AND ENCOURAGED DEVELOPMENT TO COMMENCE AS SOON AS POSSIBLE FOR THE BENEFIT OF LOCAL RESIDENTS, THEREFORE RAISED NO OBJECTION.

**BRUNEL**

Nil

**BUCKLAND & MILBER**

TREE

5. 20/00876/TPO Mark Waddams  
BUCKLAND & MILBER - 18 Lower Fern Road, Newton Abbot  
Crown reduce one oak tree by 20%

NO OBJECTION SUBJECT TO THE VIEWS OF THE ARBORICULTURAL OFFICER

6. 20/00841/HOU Gary Crawford  
BUCKLAND & MILBER - 68 Aller Brake Road, Newton Abbot  
Wooden garden shed and greenhouse

NO OBJECTION

TREE

7. 20/00904/TPO Mark Waddams  
BUCKLAND & MILBER - 2 Willow Close, Newton Abbot  
Fell three birch trees and height reduce five birch trees by approximately 2-3m

NO OBJECTION SUBJECT TO THE VIEWS OF THE ARBORICULTURAL OFFICER

8. 20/00374/FUL Central Team  
BUCKLAND & MILBER - Centrax Industries Ltd Shaldon Road Newton Abbot  
Replacement of section of boundary fence with palisade fencing

IN NOTING THE COMMITTEES PREVIOUS DECISION THEY NOTED THE AMENDED PLAN AND RAISED NO OBJECTION

9. 20/00743/FUL Gary Crawford  
BUCKLAND & MILBER - 33 Moorland View Newton Abbot  
Erection of two dwellings

NOT WITHSTANDING THAT THE PROPOSAL WOULD ACTUALLY BE IN FLEET AVENUE; RECOMMENDED REFUSAL ON THE GROUNDS OF OVER-DEVELOPMENT, OVERLOOKING AND POOR ACCESS TO THE SITE. MEMBERS NOTED THAT THE APPLICANT HAS ALREADY COMMENCED PREPARATORY WORKS TO THE SITE

TREE

10. 20/00991/TPO Mark Waddams  
BUCKLAND & MILBER - 5 Oak Tree Drive Newton Abbot  
Fell two birch trees and crown lift one oak to clear garages in group G1

NO OBJECTION SUBJECT TO THE VIEWS OF THE ARBORICULTURAL OFFICER

11. 20/01010/HOU Artur Gugula  
BUCKLAND & MILBER - 24 Windsor Avenue Newton Abbot  
Single storey side extension and conversion of garage to form annexe

NO OBJECTION IN PRINCIPLE SUBJECT TO ANCILLARY USE ONLY

## BUSHELL

### DEFERRED from 9<sup>th</sup> June

#### MAJOR APPLICATION

- 12.. 20/00802/MAJ  
BUSHELL - Halcyon Road Car Park, Halcyon Road, Newton Abbot  
Erection of five storey 72 bed hotel with associated parking and landscaping

MEMBERS WELCOMED A FACILITY THAT WOULD ENCOURAGE VISITORS AND BOOST THE ECONOMIC DEVELOPMENT OF THE TOWN, HOWEVER THEY EXPRESSED CONCERN AT THE PROPOSED DESIGN AND NOTED THAT TRAVELODGE USE DIFFERENT MODEL DESIGNS FOR THEIR HOTELS THROUGHOUT THE COUNTRY. MEMBERS WERE IN FAVOUR (BY MAJORITY) OF THE APPLICATION SUBJECT TO CONSIDERATION BEING GIVEN TO A MORE SYMPATHETIC DESIGN GIVEN IT IS IN A PROMINENT LOCATION AND NEEDS TO ENHANCE THE TOWN CENTRE.

13. 20/00881/LBC Eve Somerville  
BUSHELL - Baker House, Sandford Orleigh, Orleigh Park, Newton Abbot  
Installation of through floor lift

FROM THE INFORMATION AVAILABLE MEMBERS WERE UNCLEAR AS TO THE REASON FOR THE APPLICATION, THEREFORE THEY RAISED NO OBJECTION IN PRINCIPLE SUBJECT TO THE APPLICATION BEING ON THE GROUNDS OF ACCESSIBILITY.

#### APPEAL

14. 20/00021/REF Written Representations Eve Somerville  
BUSHELL - 32 Queen Street, Newton Abbot  
Appeal against refusal of planning permission 20/00124/FUL – Proposed change of Use from Use Class A1 (retail) to Use Class A3 (restaurant)

NOTED.

15. 20/00397/HOU Central Team  
BUSHELL - 66 Sandford View Newton Abbot  
Demolition of existing conservatory and construction of replacement sunroom to rear and replace garage door to window

MEMBERS RAISED NO OBJECTION IN PRINCIPLE SUBJECT TO THE ISSUES OF THE POTENTIAL AFFECT ON THE STREET SCENE, OVERDEVELOPMENT AND LACK OF PARKING, BEING ADDRESSED.

#### TREE

16. 20/00990/TPO Mark Waddams  
BUSHELL - Margarey, Exeter Road Newton Abbot  
Crown reduce one false acacia (T88) by up to 2m

NO OBJECTION SUBJECT TO THE VIEWS OF THE ARBORICULTURAL OFFICER

**COLLEGE**

TREE

17. 20/01003/CAN  
COLLEGE - 21 College Road Newton Abbot  
Coppice one lime and crown reduce one Holm oak by 2m

Mark Waddams

NO OBJECTION SUBJECT TO THE VIEWS OF THE ARBORICULTURAL OFFICER

5<sup>th</sup> June√  
12<sup>th</sup> June√  
19<sup>th</sup> June√