

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 26<sup>th</sup> JUNE 2018** AT 2.00 P.M. IN THE COUNCIL CHAMBER, THE TOWN HALL, 9 DEVON SQUARE, NEWTON ABBOT

**PRESENT:** Councillors D Howe (Chairman) Presiding  
M Joyce (Vice Chairman)

Councillors Mrs C Bunday Mrs S Kingdom  
C Coyle-Moore M Pilkington  
R Hayes K Purchase (Mayor)  
M Hocking M E Ryan  
R Jenks (Dep Mayor) Mrs L Sheffield  
Mrs J A Jones T Ward

In attendance: Mr Eric Collar, Tree Consultant

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

90. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Colin Parker and Ms Liz Roberts and Mrs Sally Henley, Town Development Manager.

91. **INTERESTS**

Councillors M Joyce, T Ward and M Pilkington gave notice of their intention to declare an interest in Minute 94 (12) and further Councillor Ward gave notice of his intention to declare an interest in Minute 94 (10) below.

92. **MINUTES**

The minutes of the meeting of the Planning Committee held on 5<sup>th</sup> June 2018 were received and signed as a correct record.

93. **PUBLIC PARTICIPATION**

The Chairman invited Mrs R Whitbread to speak in relation to Planning Application 18/01143/FUL Foxley House, 18 Lonsdale Road, Newton Abbot, application for Garage with office above.

Mrs Whitbread provided documents and raised the following points in relation to the application:

- As representative of the neighbours to the proposed application she expressed concern at the plan for a new structure within the rear garden, in such close proximity to more than one property.
- The structure may have a detrimental effect due to potential ground slippage putting pressure on an existing boundary retaining wall and substantially increasing the chances of flood risk to those adjacent dwellings,
- The design and overall size of the building would potentially cause loss of light and amenity together with the increased risk of air pollution from cars entering and vacating the garages.
- Concern at the potential ancillary use of the building and its location in the heart of the garden.

Mrs Whitbread summarised her comprehensive notes by requesting that the committee give consideration to the objections to the planning application as made by herself and fellow neighbours. The Chairman thanked Mrs Whitbread on behalf of the Committee and invited questions from members. There being no questions, Mrs Whitbread left the meeting.

94. **PLANNING APPLICATIONS**

**BRADLEY**

1. 18/01147/FUL  
BRADLEY - 3 Heather Close, Newton Abbot  
Two storey extension, new balcony and associated works  
NO OBJECTION

2. 18/01050/FUL  
BRADLEY - Coombeshead College, Coombeshead Road, Newton Abbot  
Single storey extension to existing sports hall  
NO OBJECTION

**BUCKLAND**

3. 18/01074/FUL Guy Gibson  
BUCKLAND - 10 Tor View Avenue, Newton Abbot  
Two storey side extension with single storey element and single storey rear extension  
NO OBJECTION

**BUSHELL**

**Application with change of officer**

4. 18/01054/FUL Angharad Williams  
BUSHELL - The Minerva Building, Minerva Way, Newton Abbot  
Construct portal framed extension including demolition of small loading bay section and new 2.4 metres high palisade fence around office car park  
NOTED

5. 18/01193/FUL Eve Somerville  
BUSHELL - Unit 24, Olympus Business Park, Kingsteignton Road, Newton Abbot  
Change of use from B2 (business use) to D2 (recreation and leisure)  
NO OBJECTION

6. 18/01211/FUL Guy Gibson  
BUSHELL - Unit 6, Millwood Business Park, Collett Way, Newton Abbot  
Provision of window to first floor office  
NO OBJECTION

**COLLEGE**

**ITEM DEFERRED FROM MEETING ON 5<sup>TH</sup> JUNE 2018**

7. 17/01542/MAJ Ian Perry  
COLLEGE - Land At Wolborough Barton, Coach Road  
Mixed Use (Hybrid Application) Proposal Involving: Outline - Mixed Use Development  
Comprising Up To 1,275 Dwellings (C3), A Primary School (D1), Up To 3,500 Sq. M Of  
Employment Floorspace (B1), Two Care Homes (C2) Providing Up To 5,500 Sq. M Of  
Floorspace

THE AMENDED APPLICATION PLANS WERE FIRST CLARIFIED; THE COMMITTEE HAD BEEN MADE AWARE OF A POSSIBLE APPEAL ON BEHALF OF THE APPLICANT AND

THEREFORE AGREED TO DEFER FOR THREE WEEKS TO AWAIT FURTHER INFORMATION ON THE APPLICATION AND THE MASTERPLAN FOR NA3.

8. 18/01035/FUL Nicola Turner  
COLLEGE - Land adjacent to 5 Gothic Road, Newton Abbot  
Detached dwelling  
NO OBJECTION IN PRINCIPLE SUBJECT TO NO OVERLOOKING AND THE AFFECT ON THE CONSERVATION AREA BEING ADDRESSED

**TREE**

9. 18/01120/CAN Mark Waddams  
COLLEGE - 34 College Road, Newton Abbot  
Remove side limb of one cypress tree, reduce height by approximately 6 metres and crown lift to 4 metres above footpath  
THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE, SUBJECT TO SOME SELECTIVE PRUNING, TO THE APPROVAL OF THE ARBORICULTURAL OFFICER

**TREE**

10.18/01175/TPO Mark Waddams  
COLLEGE - Plantation View, College Road, Newton Abbot  
Reduce one silver birch (T5) to a stump approximately five feet high  
THE COMMITTEE RECOMMENDED REFUSAL ON THE BASIS THAT THERE WAS NO VALID REASON FOR REMOVAL GIVEN.

*Councillor T Ward having declared an interest did not take part in the discussion or voting thereon.*

**TREE**

11.18/01183/TPO Mark Waddams  
COLLEGE - 1 Wolborough Gardens, Newton Abbot  
In Area A1: crown lift one oak to 3 metres above ground level; fell three ash trees and crown lift secondary branches of one beech to 3 metres above ground level  
THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE TO THE FELLING OF THE ASH TREES SUBJECT TO REPLANTING

12.18/01143/FUL Nicola Turner  
COLLEGE - Foxley House, 18 Lonsdale Road, Newton Abbot  
Garage with office above  
THE COMMITTEE RECOMMENDED REFUSAL ON THE BASIS THAT THE ISSUES RAISED BY THE CASE OFFICER FROM THE PREVIOUSLY REFUSED APPLICATION HAD NOT BEEN ADDRESSED

*Councillors M Joyce, M Pilkington and T Ward having declared an interest did not take part in the discussion or voting thereon.*

**Appeal Received this week**

13.18//00028/FAST Lisa Edwards  
COLLEGE - Householder  
124B Torquay Road, Newton Abbot  
Appeal against refusal of 18/00315/FUL – Single storey extension  
NOTED

**MILBER**

**Nil**

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

The Chairman raised the matter of naming and numbering of new dwellings for the town. Councillor Pilkington sought clarification on the responsibility of the Committee to name new properties and the Clerk advised that whilst Teignbridge District Council were the responsible authority but that they consulted Newton Abbot Town Council and therefore the Committee could make suggestions.

96. **TEIGNBRIDGE DISTRICT COUNCIL**

**18/00465/FUL** – 8 Ashmill Court, Newton Abbot

The Committee noted that the application had been referred to Teignbridge District Council for a Committee decision.

97. **DEVON COUNTY COUNCIL**

**DCC/4064/2018** – Replacement of Ringslade Culvert, including proposed masonry parapet at Ringslade Culvert on Ringslade Road, Newton Abbot.

THE COMMITTEE NOTED THAT TEIGNBRIDGE DISTRICT COUNCIL HAD RESPONDED TO THE APPLICATION, THE COMMITTEE RAISED NO OBJECTION

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

**18/00878/FUL** – 32 Buckland Brake, Newton Abbot

Double garage, parking area and associated engineering works.

The Planning committee noted that whilst it had raised no objections that the district authority had refused the application.

**18/00972/FUL** – 1 Orchard Grove, Newton Abbot

New boundary wall/fence

The Planning Committee noted that whilst it raised no objection, subject to visibility splay being acceptable, that the district authority had refused the application.

99. **TREE PRESERVATION ORDER**

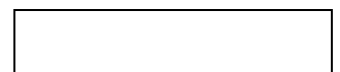
The Committee noted the making of the **E2/84/01** – Tree Preservation Order, Network rail as amended along Torre Branch Line.

100. **LATE CORRESPONDENCE**

None

101. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 17<sup>th</sup> July 2018.



CHAIRMAN