

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 7<sup>th</sup> AUGUST 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        | M Pilkington         |
| M Hocking           | Ken Purchase (Mayor) |
| R Jenks (Dep Mayor) | Mrs L Sheffield      |
| Mrs S Kingdom       | T Ward               |
| Colin Parker        |                      |

In attendance: Mr Eric Collar, Tree Consultant

Representative of the Press: Mr Sam Hall – Mid Devon Advertiser

Officers in attendance: Phil Rowe – Town Clerk

151. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Chris Coyle-Moore, R Hayes, Mrs Ann Jones, Ms L Roberts, M E Ryan, Sally Henley, Town Development Manager and Alex Robinson, Committee Administrator.

152. **INTERESTS**

None

153. **MINUTES**

The minutes of the meeting of the Planning Committee held on 17<sup>th</sup> July 2018 were received and signed as a correct record.

154. **PUBLIC PARTICIPATION**

None.

155. **PLANNING APPLICATIONS**

**BRADLEY**

1. 18/01415/FUL Anna Mooney  
BRADLEY - Littlejoy Farm, Littlejoy Road, Newton Abbot  
Machinery Store  
NO OBJECTION

2. 18/01530/FUL Central Team  
BRADLEY - 7 Middle Budleigh Meadow, Newton Abbot  
Single storey rear extension  
NO OBJECTION

**BUCKLAND**

Appeal  
3. 18/00030/REF - Written Representations Lisa Edwards

BUCKLAND - 20 Buckland Brake, Newton Abbot  
Appeal against the refusal of planning application 17/03073/FUL – Change of use of House in Multiple Occupation 6 persons (Use Class C4) to HMO for up to 8 persons (Sui Generis)  
NOTED

4. 18/01554/FUL Guy Gibson  
BUCKLAND - Coombe Lodge, Shaldon Road, Newton Abbot  
Two-storey extension to replace existing garage  
NO OBJECTION SUBJECT TO ANCILLARY USE CONDITION

## **BUSHELL**

5. 18/01430/FUL Eve Somerville  
BUSHELL - Monken Hadley, Knowles Hill Road, Newton Abbot  
Change of use from a domestic garage into a office accommodation associated with the Extra Care Facility and change of use of domestic property into an Extra Care Facility ((Use Class C2)  
THE COMMITTEE BY MAJORITY RECOMMENDED REFUSAL OF THE APPLICATION DUE TO LACK OF SUITABLE PARKING PROVISION AND LACK OF INFORMATION ACCOMPANYING THE APPLICATION

6. 18/01500/FUL Central Team  
BUSHELL - 94 Sandford View, Newton Abbot  
Conversion of existing integral garage to provide additional accommodation  
NO OBJECTION

7. 18/01521/FUL Central Team  
BUSHELL - 123 Queen Street, Newton Abbot  
Change of use of ground floor from Class A2 (financial and professional services) to Class A5 (hot food takeaway) with flat at first floor level and single storey rear extension  
NO OBJECTION

## **COLLEGE**

8. 18/01314/FUL Ian Perry  
COLLEGE - Wolborough Barton, Coach Road, Newton Abbot  
Change of use of existing agricultural buildings to hotel (C1), restaurant (A3) and bar/drinking establishment (A4) uses, involving erection of new build structures, construction of an access road and parking, plus other associated conversion and minor works.  
DEFERRED TO 28<sup>TH</sup> AUGUST 2018 MEETING

## **APPEAL**

9. 18/00035/NONDET Lisa Edwards  
COLLEGE - Land at Wolborough Barton, Coach Road, Newton Abbot  
Appeal against non-determination of planning application 17/01542/MAJ – 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 square metres of employment floorspace (B1), two care homes (C2) providing up to 5,500 square metres of floorspace, up to 1,250 square metres of community facilities (D1), a local centre (A1/A3/A4/A5) providing up to 1,250 square meters of floorspace, open space (including play areas, allotments, MUGA), and associated infrastructure (means of access to be determined only). Full – Change of use of existing agricultural buildings to hotel (C1), restaurant (A3) and bar/drinking establishment (A4) uses, involving erection of new build structures, construction of an access road and parking, plus other associated conversion and minor works  
NOTED

10.18/01527/FUL Ian Perry  
COLLEGE - Land near Decoy Industrial Estate, Newton Abbot  
Construction of section of road in relation to wider NA3 Local Plan Allocation  
DEFERRED TO 28<sup>TH</sup> AUGUST 2018 MEETING FOR CLARIFICATION OF USAGE

**Major Application**

11. 18/01276/MAJ Ian Perry  
COLLEGE - Land at Wolborough Barton, Coach Road, Newton Abbot  
Mixed use (hybrid application) proposal involving:

(1) Outline mixed use development comprising about 1,210 dwellings (C3) a primary school (D1) up to 12,650 sq. m. of employment floorspace (B1), care homes (C2) providing up to 5,500 sq. m of floorspace, up 1,250 sq. m. of community facilities (D1), a local centre (A1/A3/A4/A5) providing up to 1,250 sq. m. of floorspace, open space (including play areas, allotments and MUGA), and associated infrastructure. (Means of access to be determined only)

(2) Full – Change of use of existing agricultural buildings to hotel (C1), restaurant (A3) and bar/drinking establishment (A4) uses, involving erection of new build structures, construction of an access road and parking, plus other associated conversion and minor works

FURTHER TO MINUTE 129(10)/07/2018 THE COMMITTEE APPROVED THE COMMENTS AS PREVIOUSLY CIRCULATED TO THE COMMITTEE AND APPENDED TO THIS AGENDA TO BE SUBMITTED TO THE PLANNING AUTHORITY AS THE COUNCIL'S RESPONSE TO THE APPLICATION.

**TREE**

12.18/01440/TPO Mark Waddams  
COLLEGE - Berkeley, 20 Lonsdale Road, Newton Abbot  
Fell one horse chestnut; crown lift one beech to 5.5 metres above ground level and crown reduce by 2-3 metres; crown lift one sycamore to 5.5 metres above ground level; fell one diseased Holm oak all in Area A4  
NO OBJECTION TO WORK ON T2 & T3 OR T4 WITH A REPLACEMENT TREE, BUT RECOMMEND REFUSAL TO T1 AS NO ACCEPTABLE REASON GIVEN FOR ITS FELLING

**MILBER**

**TREE**

13.18/01439/TPO Mark Waddams  
MILBER - 12 Aspen Drive, Newton Abbot  
In Area A2; crown reduce two silver birch and two oak trees, in height approximately 2.5 m from branch tips and crown lift to approximately 2 metres from ground level.  
NO OBJECTION

14. 18/01432/FUL Central Team  
MILBER - 45 St. Luke's Road, Newton Abbot  
Rear conservatory  
NO OBJECTION

15.18/01437/FUL Central Team  
MILBER - 47 St. Luke's Road, Newton Abbot  
Single storey rear extension  
NO OBJECTION

**TREE**

16.18/01441/TPO Mark Waddams  
MILBER - The Sand Martins, St. Marychurch Road, Newton Abbot  
Works specified in the submitted tree inspection report

NO OBJECTION SUBJECT TO THE COMMENTS OF THE ARBORCULTURAL OFFICER  
AND ANY POTENTIAL OVERLOOKING OF NEIGHBOURHOOD PROPERTIES BEING  
ADDRESSED

17.18/01491/FUL

Claire Boobier

MILBER

- 20 Swanborough Road, Newton Abbot

Rear decking

NO OBJECTION

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

As a consultee, consideration was given to suggesting a name for the development taking place at the former Bishop St Dunston's School, Newton Abbot. Arising from consideration of proposals from Councillor Pilkington and the Museum Curator, it was

**RESOLVED** that the Council proposes the name Dunstan to be applied to the development.

157. **TEIGNBRIDGE DISTRICT COUNCIL**

None.

158. **DEVON COUNTY COUNCIL**

None.

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

None.

160. **TREE PRESERVATION ORDER**

As referred to in minutes 155(13) and (16) above.

161. **LATE CORRESPONDENCE**

None.

162. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 28<sup>th</sup> August 2018.

CHAIRMAN