

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 18th SEPTEMBER 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)		
Councillor	C Coyle-Moore	M J Pilkington	
	R Hayes	K Purchase (Mayor)	
	R Jenks (Dep Mayor)	Ms L Roberts	
	Mrs A Jones	M E Ryan	
	Mrs S Kingdom	Mrs L Sheffield	
	C N Parker	T Ward	

Representative of the Press: Sam Hall – Mid Devon Advertiser
Accompanied by work experience student

Officers in attendance: Phil Rowe – Town Clerk
Sally Henley – Town Development Manager
Alex Robinson – Committee Administrator

188. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Mrs C Bunday and M Hocking and Mr E Collar, Tree Consultant.

189. **INTERESTS**

Councillors Mike Joyce, Ms Liz Roberts and Terry Ward gave notice of their intention to declare an interest on Minute 192 items (4), (8) and (12) respectively.

190. **MINUTES**

The minutes of the meeting of the Planning Committee held on 18th August 2018 were received and signed as a correct record.

191. **PUBLIC PARTICIPATION**

None.

192. **PLANNING APPLICATIONS**

BRADLEY

1. 18/01378/FUL Eve Somerville
BRADLEY - 136 Ashburton Road, Newton Abbot

Proposed two bedroomed annexe

THE COMMITTEE NOTED THAT WORKS HAD ALREADY COMMENCED ON SITE BUT THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUNDS OF OVERLOOKING AND OVERDEVELOPMENT AND FURTHER NOTED THEIR CONCERN ABOUT THE APPLICANT'S TOTAL DISREGARD FOR THE PLANNING PROCESS.

2. 18/01812/VAR Anna Holloway
BRADLEY - Daracombe Park, Mile End Road, Newton Abbot

Variation of condition 13 on planning permission 17/02981/VAR

Variation of condition 1 on planning permission 17/01396/VAR

Variation of condition 15 on planning permission 16/01275/FUL

(Erection of two dwellings) to allow the roof to be used as a terrace with privacy screening on plot 1 only) for relocation of cladding, first floor extension over garage canopy, lowering of finished ground floor level, increase in height of parapet and re-positioning of wall to increase width of north west elevation towards the north) to allow roof on Plot 2 to be used as roof terrace

THE COMMITTEE AGREED TO DEFER FOR THREE WEEKS TO ALLOW THE WARD MEMBER TO OBTAIN FURTHER INFORMATION

3. 18/01821/FUL

Claire Boobier

BRADLEY - 1 Orchard Grove, Newton Abbot

Boundary wall to enclose side garden

THE COMMITTEE RAISED NO OBJECTION SUBJECT TO THERE BEING NO AFFECT ON THE VISIBILITY SPLAYS

BUCKLAND

Nil

BUSHELL

4. 18/01707

Eve Somerville

BUSHELL - Lemon Stores, Imperial Mews, Newton Abbot

Change of use/conversion and extension of existing storage buildings to form 4 dwellings

THE COMMITTEE NOTED THAT THE ENVIRONMENTAL IMPACT HAD NOT BEEN ALLIEVIATED AND RECOMMENDED REFUSAL ON THE GROUNDS OF OVERLOOKING AND OVERDEVELOPMENT

Councillor Mike Joyce having previously declared notice took part in the discussion but not on the voting thereon.

5. 18/01734/FUL

Guy Gibson

BUSHELL - Butter Market, Market Street, Newton Abbot

Raise the height of the existing 1.5 metres high steel and glass railing along the south elevation by 0.5 metres to form a total height of 2 metres

NO OBJECTION

6. 18/01735/LBC

Guy Gibson

BUSHELL - Butter Market, Market Street, Newton Abbot

Raise the height of the existing 1.5 metres high steel and glass railing along the south elevation of 0.5 metres to form a total height of 2 metres

NO OBJECTION

7. 18/01764/FUL

Eve Somerville

BUSHELL - 51 Fairfield Terrace, Newton Abbot

Single storey rear extension and two storey side extension

NO OBJECTION

8. 18/01765/FUL

Eve Somerville

BUSHELL - 145 Queen Street, Newton Abbot

Retention of use of ground floor offices (Use Class A2) as community space (Use Class D1)

NO OBJECTION

Councillor Ms Liz Roberts having previously declared notice did not take part in the discussion or voting thereon.

9. 18/01526/FUL Guy Gibson
BUSHELL - 8 The Butter Market, Market Street, Newton Abbot
Change of use from A3 restaurant/café to A5 (hot food takeaway)
NO OBJECTION

COLLEGE

Application withdrawn

10.18/01026/REM Anna Mooney
COLLEGE - Rear of 9 Forde Park, Newton Abbot
Approval of details for a dwelling (approval sought for layout, scale, appearance, means of access and landscaping)
NOTED

11.18/01785/REM Anna Mooney
COLLEGE - 9 Forde Park, Newton Abbot
Approval of details for a dwelling (approval sought for layout, scale, appearance, means of access and landscaping)
THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUNDS OF HIGHWAYS ISSUES WHERE IT WAS NOTED THAT THE CRITERIA HELD WITHIN DEVON COUNTY COUNCIL ADVICE HAD NOT BEEN MET

12.18/01690/MAJ Kelly Grunnill
COLLEGE - Devon County Football Association, Coach Road, Newton Abbot
Construction of an external 3G Artificial Turf Pitch (ATP) with fencing and associated hardstanding and car parking area

THE COMMITTEE DISCUSSED THE APPLICATION AT LENGTH NOTING THE EXISTING OPERATION AND AMENITY AS A SPORTS VENUE AND RAISED NO OBJECTION BUT EXPRESSED CONCERN THAT THE PROPOSED EXTENSION TO THE HOURS OF OPERATION CONTAINED WITHIN THE APPLICATION HAD NOT BEEN AGREED AND SHOULD BE FIXED AT 9PM CONSISTENT WITH OTHER SUCH FACILITIES WITHIN THE TOWN.

IT WAS PROPOSED AND SECONDED THAT THE APPLICATION BE REFUSED UNTIL THE HOURS OF OPERATION HAD THE AGREEMENT OF THE RESIDENTS; ON BEING PUT TO THE VOTE THE MOTION WAS LOST.

Councillor Terry Ward having previously declared notice did not take part in the discussion or voting thereon.

13.18/01771/FUL Guy Gibson
COLLEGE - 2 St. Mary's Road, Newton Abbot
Single storey rear extension and new detached garden shed
THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE SUBJECT TO THE VIEW OF THE CONSERVATION OFFICER

MILBER

14.18/01678/FUL Guy Gibson
MILBER - 24 Laburnum Road, Newton Abbot
Extension to rear roof to form first floor accommodation including new roof lights
THE COMMITTEE RAISED NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

Tree Preservation Order Confirmed without modifications

15.E2/84/01

Mark Waddams

TEIGNBRIDGE DISTRICT COUNCIL

Network Rail Land in Teignbridge

The District of Teignbridge (Network Rail) Tree Preservation Order 2018

NOTED

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

Further to minute 18/08(168) The Chairman informed the Committee that Teignbridge District Council had invited further consideration of the naming of the Cavanna Homes Development off South Road, Newton Abbot. That being the case Councillor Howe invited Members to propose names for the development.

The Committee noted that the Chairman had undertaken further research in conjunction with the Curator of the Town and GWR Museum and had identified that the land including that off South Road had been bequeathed to Mr John Gaverok and his wife Jane in 1545. The name Coleman was also proposed as the name of a longstanding resident in an adjacent road. These suggestions were put forward by the committee in addition to those previously suggested by local residents. Accordingly, following discussion among Members it was;

RESOLVED that the following be forwarded to the District Authority for consideration as potential names for the new Cavanna Homes Development off South Road, Newton Abbot:

1. Gaverok Gardens
2. Wolborough Park
3. Wolborough View
4. Hilltop Road
5. Coleman Close

194. **TEIGNBRIDGE DISTRICT COUNCIL**

Councillor Colin Parker reported that the planning application 18/00477/FUL (and previously 17/03073/FUL) **32 Buckland Brake, Newton Abbot** was awaiting a decision on an appeal against Planning Refusal.

195. **DEVON COUNTY COUNCIL**

None.

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

18/01430/FUL – BUSHELL Monken Hadley, Knowles Hill Road

Teignbridge District Council had approved the application, for change of use from domestic garage to office accommodation, but the Committee had previously recommended refusal, due to the lack of suitable parking provision and the lack of information accompanying the application.

NOTED

197. **TREE PRESERVATION ORDER**

Noted in Minute 192(15) above.

198. **LATE CORRESPONDENCE**

None.

199. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 9th October 2018.

A rectangular box with a black border, intended for a signature.

CHAIRMAN