

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 30th OCTOBER 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 Mrs C Bunday R Jenks (Dep Mayor)
C Coyle-Moore Mrs A Jones
R Hayes M E Ryan
M Hocking T Ward

In attendance: Mr Eric Collar – Tree Consultant
Mr Nils White – Heritage Consultant

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

236. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Colin Parker, Mrs Sheila Kingdom, Mike Pilkington, Ken Purchase (Mayor), Liz Roberts and Lesley Sheffield and Mrs Sally Henley Town Development Manager.

237. **INTERESTS**

None declared

238. **MINUTES**

The minutes of the meeting of the Planning Committee held on 9th October 2018 were received and signed as a correct record.

239. **PUBLIC PARTICIPATION**

The Chairman introduced Mr Nils White, and welcomed him to the Planning Committee and invited him to speak on Planning Application 18/00012/MAJ Bradley Barton Farm Ogwel Mill Road, Newton Abbot. Mr White thanked the Chairman and introduced himself as a Heritage Consultant and Member of the Chartered Institute of Town Planners. He reminded Members that he was also a local resident to the neighbouring proposed development.

Further to his previous presentation to the Committee in February 2018 on the aspects of the original application Mr White sought to reiterate his concerns on the submitted amendments to the application; and he raised the following key points for consideration:

- Whilst the area has been included as a development site in the Teignbridge Local Plan he is concerned with the design and scale of development for 109 dwellings which far exceeds the advisory 70 for the site,
- The appraisal of the site lacks the design and sensitivity to meet the requirements of the Planning Policy Framework;
- Concerns about the design of the development have been raised by the District Landscape Officer;
- The application does not satisfy Historic England who have raised concerns about the impact on the local Heritage Site; and overall

- The full impact assessment has not taken into account Castle Dyke and the surrounding Heritage site.

In Summary Mr White expressed his concerns to the design of the development and would make a further formal objection to the amended application. The Chairman thanked Mr White for his update to the Committee.

240. PLANNING APPLICATIONS

BRADLEY

1. 18/00012/MAJ - Land At Ngr 284376 71456, Ogwell Mill Road
Hybrid Application. Construction Of 100 Dwellings Including All Associated Public Open Space, Landscaping, Surface Water Attenuation And All Other External Works. Outline Planning Permission Sought For Self-Build.

THE COMMITTEE NOTED THAT THERE HAD BEEN NO SUBSTANTIAL CHANGES TO THE AMENDED APPLICATION AND THEREFORE IT RECOMMENDED REFUSAL ON THE CURRENT PLANNING APPLICATION ON THE BASIS OF THE FOLLOWING:

- 1) POOR VEHICULAR ACCESS IN THE BRADLEY BARTON AREA. IT IS RECOMMENDED THAT THE PRIMARY ACCESS TO THE SITE BE VIA THE JUNCTION OF EMBLETT DRIVE, ALREADY IN PLACE FOR THE PURPOSE.
 - 2) DENSITY TOO HIGH. REDUCE THE NUMBER OF DWELLINGS FROM 100 (PLUS 5 FIVE SELF-BUILD PLOTS) CLOSER TO 70 PLOTS OVERALL, THEREFORE SUBSTANTIALLY INCREASING THE GREEN INFRASTRUCTURE AND OPEN SPACE (REFERENCE NA NDP POLICY 3) AT THE CENTRE OF THE WESTERN PART OF THE SITE.
 - 3) QUALITY OF DESIGN REFERENCE NA NDP POLICY 2 LEADING TO AN ADVERSE IMPACT ON VISUAL AMENITY OF THE OVERALL SITE
 - 4) INSUFFICIENT DETAIL ON RENEWABLES AND SUSTAINABILITY AS PER THE NA NDP.
- THE COMMITTEE ALSO NOTED THE CONCERNS RAISED BY HISTORIC ENGLAND AND THE DISTRICT AUTHORITY LANDSCAPE OFFICER.

2. 18/02057/FUL Central Team
BRADLEY - 14 Applegarth Avenue, Newton Abbot
Two storey side extension
THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE SUBJECT TO ANCILLARY USE ONLY

TREE

3. 18/02070/TPO Mark Waddams
BRADLEY - Field Bank, Howton Road, Newton Abbot
Prune two beech trees back to boundary.
THE COMMITTEE RAISED NO OBJECTION SUBJECT TO THE VIEW OF THE ARBORICULTURAL OFFICER

Appeal

4. 18/00040/REF- Written Representations Lisa Edwards
BRADLEY - Western House, 10 Howton Road, Newton Abbot
Appeal against the refusal of planning application 17/00618/MAJ – Outline – erection of 32 dwellings including incidental open space, landscaping and an area of strategic green infrastructure (all matters reserved for future consideration)
NOTED

BUCKLAND

Nil.

BUSHELL

5. 18/02035/FUL Estelle Smith
BUSHELL - 104 Queen Street, Newton Abbot
Retention of an ATM in the shop front
NO OBJECTION

6. 18/02036/ADV Estelle Smith
BUSHELL - 104 Queen Street, Newton Abbot
Retention of ATM signage
NO OBJECTION

7. 18/01744/FUL Humphrey Mpezeni
BUSHELL - 88 Queen Street, Newton Abbot
New shop front incorporating two doors to separate shop from proposed first/second floor
accommodation and internal alterations
NO OBJECTION

8. 18/01745/LBC Humphrey Mpezeni
BUSHELL - 88 Queen Street, Newton Abbot
Turn staircase 180 degrees to first floor, add additional door to shop front
NO OBJECTION

Application withdrawn

9. 18/00499/FUL Claire Boobier
BUSHELL - 1 Devon Square, Newton Abbot
Retention of part change of use of the dwelling to a mixed use as a dwelling (lower ground floor
and office (ground floor and first floor)
NOTED

Application withdrawn

10. 18/00500/LBC Claire Boobier
BUSHELL - 1 Devon Square, Newton Abbot
Internal works to retain part change of use of the dwelling to a mixed use as a dwelling (lower
ground floor) and office (ground floor and first floor)
NOTED

Application withdrawn

11. 18/01196/FUL Guy Gibson
BUSHELL - 76 Queen Street, Newton Abbot
Replacement shop front and entrance door
NOTED

COLLEGE

Application withdrawn

12. 18/01637/FUL Eve Somerville
COLLEGE - 3 Wolborough Gate, Courtenay Road, Newton Abbot
Replacement larger balcony to side
NOTED

MILBER

13. 18/01431/FUL Central Team
MILBER - 7 Rowantree Road, Newton Abbot
Replacing existing detached garage
NO OBJECTION

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

Further to Minute 18/10(219) the Chairman advised the Committee that the District Authority were unable to accept the list of names as previously supplied due to their potential for ambiguity or mis-spelling therefore Members were requested to make further suggestions.

The Committee noted that the background of the site had historically been naturally based and therefore they considered other woodland animals. Following a discussion among Members, accordingly it was;

RESOLVED that the following names be put forward to Teignbridge District Council as supplementary suggestions for the naming of streets on Phase One of the Whitehill Development:

British Bats	Horseshoe Pipistrelle Serotine
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Badger

British Owls	Tawney Barn Eagle
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242. **TEIGNBRIDGE DISTRICT COUNCIL**

None.

243. **DEVON COUNTY COUNCIL**

None.

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

18/01764/FUL

Eve Somerville

BUSHELL - 51 Fairfield Terrace, Newton Abbot

Single storey rear extension and two storey side extension

THE COMMITTEE HAVING PREVIOUSLY RAISED NO OBJECTION NOTED THAT TEIGNBRIDGE DISTRICT COUNCIL HAD REFUSED THE APPLICATION BASED UPON THE AFFECT ON THE STREET SCENE AND THE OVERBEARING IMPACT ON THE NEIGHBOURING PROPERTY DUE TO ITS CLOSE PROXIMITY.

245. **TREE PRESERVATION ORDER**

Noted in Minute 240 (3) above.

246. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 20th November 2018.

CHAIRMAN