

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 11th DECEMBER 2018** AT 2.00 P.M. IN THE COUNCIL CHAMBER, THE TOWN HALL, 9 DEVON SQUARE, NEWTON ABBOT

PRESENT: Councillors D Howe (Chairman) Presiding

Councillor	Mrs C Bunday	C N Parker
	R Hayes	K Purchase (Mayor)
	M Hocking	M E Ryan
	R Jenks (Dep Mayor)	T Ward
	Mrs A Jones	

In attendance: Mrs R Whitbread Member of Public

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

300. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Mike Joyce, Mrs Sheila Kingdom, Mike Pilkington and Ms Liz Roberts and Eric Collar, Tree Consultant and Mrs Sally Henley Town Development Manager.

301. **INTERESTS**

Councillor Mrs Ann Jones gave notice of her intention to declare an interest in Minute 304 (1) below.

302. **MINUTES**

The minutes of the meeting of the Planning Committee held on 20th November 2018 were received and signed as a correct record.

303. **PUBLIC PARTICIPATION**

The Chairman welcomed Mrs R Whitbread to the meeting and invited her to comment on Planning Application **18/02452/FUL** Foxley House, 18 Lonsdale Road, Newton Abbot, application for single storey garage.

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 and noise 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. The Chairman

thanked Mrs Whitbread on behalf of the Committee and invited questions from members. There being no questions, Members agreed to consider Application 18/02297/FUL.

304. **PLANNING APPLICATIONS**

1. 18/02452/FUL Gary Crawford
COLLEGE - Foxley House, 18 Lonsdale Road, Newton Abbot

Construction of a single storey garage

THE COMMITTEE NOTED THAT THE NEW APPLICATION DID LITTLE TO ADDRESS THE ISSUES RAISED UNDER THE TWO PREVIOUS APPLICATIONS WHICH WERE REFUSED AND THEREFORE RECOMMENDED REFUSAL ON THE GROUNDS OF OVERLOOKING AND OVERDEVELOPMENT. THE COMMITTEE FURTHER AGREED THAT THE ONLY WARD MEMBER AVAILABLE BE REQUESTED TO REFER THE APPLICATION TO THE DISTRICT AUTHORITY UNDER CATEGORY B, IF THE CASE OFFICER IS MINDED TO APPROVE, IT BEING NOTED THAT COUNCILLOR MRS JONES HAD DECLARED AN INTEREST.

Councillor Mrs Jones having previously declared an interest took part in the discussion but not the voting thereon.

BRADLEY

2. 18/02297/OUT Kelly Grunnill
BRADLEY - Main Bow Farm, Perry Lane, Newton Abbot

Outline – erection of dwellings (approval sought for access)

THE COMMITTEE RAISED NO OBJECTION PROVIDING THAT THE ACCESS DID NOT ADVERSELY IMPACT ON THE NEW (A382) TO (A383) LINK ROAD

TREE

3. 18/02326/TPO Mark Waddams
BRADLEY - Bramble Court Barn, Whitehill Road, Newton Abbot

Prune one oak where overhanging road; fell one cherry (dead); crown lift one European black pine to clear garage; fell one maple; fell one lime; remove one dead tree

THE COMMITTEE RAISED NO OBJECTION SUBJECT TO THE REPLANTING TO REPLACE THE FELLED TREES

4. 18/02256/FUL Eve Somerville
BRADLEY - 69 Applegarth Avenue, Newton Abbot

Existing loft conversion & over garage extension

THE COMMITTEE RAISED NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

5. 18/02369/FUL Central Team
BRADLEY - 44 Emblett Drive, Newton Abbot

Kitchen and porch extension and relocate rear patio doors to enclose porch

THE COMMITTEE RAISED NO OBJECTION

BUCKLAND

6. 18/02320/FUL Central Team
BUCKLAND - 105 Drake Road, Newton Abbot

Replacement single storey rear extension

THE COMMITTEE NOTED THAT THE DISTRICT AUTHORITY HAD ALREADY APPROVED THE APPLICATION IN ADVANCE OF THE PLANNING COMMITTEE.

7. 18/02214/FUL Central Team
BUCKLAND - 25 Balmoral Close, Newton Abbot

Construction of dropped kerb footpath crossing

THE COMMITTEE RAISED NO OBJECTION

BUSHELL

8. 18/01396/FUL Central Team
BUSHELL - 10 St. Mary's Court, Highweek Street, Newton Abbot
Replacement windows to flats
THE COMMITTEE RAISED NO OBJECTION

9. 18/00998/FUL Estelle Smith
BUSHELL - The Oaks, Sunnybank, Newton Abbot
Retention of fencing, sheds, greenhouse, decking, garden walls, parking area and conservatory
THE COMMITTEE RAISED NO OBJECTION

10.18/01411/FUL Central Team
BUSHELL - St. Pauls Court, Oak Place, Newton Abbot
Removal of existing aluminium window and doors and installation of new PVC window and doors
THE COMMITTEE RAISED NO OBJECTION

11.18/01445/FUL Central Team
BUSHELL - Bradley Court, Highweek Street, Newton Abbot
Removal of existing aluminium exterior windows and doors and installation of new PVC exterior windows and doors
THE COMMITTEE RAISED NO OBJECTION

12 18/02157/FUL Eve Somerville
BUSHELL - 133 East Street, Newton Abbot
Two self-contained flats to the rear of property
THE COMMITTEE RAISED NO OBJECTION SUBJECT TO THERE BEING NO OVERLOOKING

13.18/02439/FUL Central Team
BUSHELL - 51 Fairfield Terrace, Newton Abbot
Single storey rear and side extensions
THE COMMITTEE RAISED NO OBJECTION

COLLEGE

14.18/02348/VAR Eve Somerville
COLLEGE - 6 – 7 Forde Park Nursing Home, Forde Park, Newton Abbot
Variation of condition 2 on planning permission 17/03066/FUL (conversion of care home into eight dwellings with parking) to make minor changes to design
THE COMMITTEE RAISED NO OBJECTION

15.18/02307/FUL Central Team
COLLEGE - Little Penshurst, Coach Road, Newton Abbot
Extension to existing dormer window
THE COMMITTEE RAISED NO OBJECTION

16.18/02385/FUL Estelle Smith
COLLEGE - 11 Bradley Road, Newton Abbot
First floor extension over existing garage
THE COMMITTEE RAISED NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

TREE
17.18/02463/CAN Mark Waddams

COLLEGE - 12 College Road, Newton Abbot
Reduce one yew tree by 3m in height, remove damaged limb from one sequoia and reduce one limb to clear overhead lines.
THE COMMITTEE RAISED NO OBJECTION

MILBER

ITEM DEFERRED
18.18/02084/FUL Guy Gibson
MILBER - 13 Ridgeway Road, Newton Abbot
Single storey rear extension
THE COMMITTEE RAISED NO OBJECTION

19.18/02115/FUL Gary Crawford
MILBER - 12 Ridgeway Road, Aller, Newton Abbot
Rear extension and balcony
THE COMMITTEE RAISED NO OBJECTION

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

None.

306. **TEIGNBRIDGE DISTRICT COUNCIL**

None.

307. **DEVON COUNTY COUNCIL**

None.

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

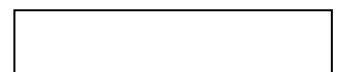
17/03073/FUL – 20 Buckland Brake, Newton Abbot
Appeal Decision - APP/P1133/W/18/3203998
Planning Application proposed for change of use of house in multiple occupation six persons (Use Class C4) to house in multiple occupation for up to eight persons (sui Generis). The Committee and the District Authority had previously recommended refusal.
The Committee noted that the Appeal was allowed, and Planning Permission granted.

309. **TREE PRESERVATION ORDER**

Noted in Minute 304 (3) above.

310. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 15th January 2019.



CHAIRMAN