

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 30<sup>th</sup> APRIL 2019** 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 K Purchase (Mayor)  
R Hayes Ms L Roberts  
M Hocking M E Ryan  
R Jenks (Dep Mayor) Mrs L Sheffield  
Mrs J A Jones T Ward  
Mrs S Kingdom

By Invitation: District Councillor Reg Winsor  
Mr Eric Collar, Tree Consultant

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

453. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Chris Coyle-Moore and Mike Pilkington and Mrs Sally Henley, Town Development Manager.

454. **INTERESTS**

Councillor Richard Jenks gave notice of his intention to declare an interest in Minute 457(8) below.

455. **MINUTES**

The minutes of the meeting of the Planning Committee held on 9<sup>th</sup> April 2019 were received and signed as a correct record.

456. **PUBLIC PARTICIPATION**

The Chairman welcomed Councillor Reg Winsor and invited him to speak in relation to Planning Application 19/00594/FUL 56 Windsor Avenue, Newton Abbot – use of part property for dog breeding business including ancillary buildings.

Councillor Winsor explained that since October of 2018 the property owner had increased the number of dogs from 8 to 37 and it was anticipated that this would increase further to in the region to 54. The neighbours in the surrounding streets and those in close proximity to the residential premises had been affected by the increase in noise and odour nuisance and were concerned about the disposal of waste.

Having consulted the District Authority Enforcement Officer, he had been advised that the authority had not yet determined whether the property was being used as business premises or whether it was merely a hobby. Members queried a number of aspects of the proposed application but were in agreement that a residential property of this nature was completely unsuitable for a dog breeding business.

The Chairman thanked Councillor Reg Winsor for his thorough and informative update on the proposed application, whereupon he was invited to leave the meeting.

THE COMMITTEE STRONGLY OBJECTED TO THE PROPOSAL TO HAVE SUCH A POORLY SUITED BUSINESS IN A RESIDENTIAL AREA AND IT WAS NOTED THAT THERE APPEARED TO BE NO AGREED PREVIOUS PLANNING APPLICATION FOR THE USE OF THE BUILDING AND ANCILLARY BUILDINGS AS A DOG BREEDING BUSINESS. THE COMMITTEE NOTED THE SEVERE ADVERSE AFFECT IT WAS CURRENTLY HAVING ON RESIDENTS IN PROXIMITY TO THE PREMISES. THE SITE IS COMPLETELY SURROUNDED BY RESIDENTIAL PROPERTY.

457. **PLANNING APPLICATIONS**

**BRADLEY**

1. TREE

19/00693/TPO

Mark Waddams

BRADLEY - 7 Marlborough Place, Newton Abbot

Fell one blackthorn, one hawthorn and one elder and replace with hedge

THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE SUBJECT TO THE VIEW OF THE ARBORICULTURAL OFFICER.

2. 19/00402/FUL

Gary Crawford

BRADLEY - Burnham Nurseries Ltd, Orchid Paradise, Forches Cross Road, Newton Abbot

Installation of 6 single storey timber units (2 @ 9.3m x 3.2m; 4 @ 4.7 x 3.2m)

THE COMMITTEE RAISED NO OBJECTION

3. 19/00688/FUL

Gary Crawford

BRADLEY - 21 Neville Road, Newton Abbot

Demolition of existing garage/car port and construction of new garage with ancillary accommodation over

THE COMMITTEE RAISED NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

4. 19/00690/MAJ

Helen Murdoch

BRADLEY - Land at Gavrick Copse NGR 282740 74738 Stover

Access road from Trago Mills Road including a footway, cycleway, emergency access and strategic Sustainable Drainage Systems

THE COMMITTEE RAISED NO OBJECTION

5. 19/00709/FUL

Eve Somerville

BRADLEY - Littlejoy Farm, Littlejoy Road, Newton Abbot

Machinery store and hardstanding

THE COMMITTEE RAISED NO OBJECTION BUT REQUESTED THE INSTALLATION OF SOLAR PANELS ON THE SOUTH ELEVATION OF THE NEW STORE BUILDINGS

**BUCKLAND**

6. 19/00594/FUL

Gary Crawford

BUCKLAND - 56 Windsor Avenue, Newton Abbot

Use of part property for dog breeding business including ancillary buildings

THE COMMITTEE STRONGLY OBJECTED TO THE PROPOSAL TO HAVE SUCH A POORLY SUITED BUSINESS IN A RESIDENTIAL AREA AND IT WAS NOTED THAT THERE APPEARED TO BE NO AGREED PREVIOUS PLANNING APPLICATION FOR THE USE OF THE BUILDING AND ANCILLARY BUILDINGS AS A DOG BREEDING BUSINESS. THE COMMITTEE NOTED THE SEVERE ADVERSE AFFECT IT WAS CURRENTLY HAVING ON RESIDENTS IN PROXIMITY TO THE PREMISES. THE SITE IS COMPLETELY SURROUNDED BY RESIDENTIAL PROPERTY.

## **BUSHELL**

7. 19/00707/FUL Central Team  
BUSHELL - The Minerva Building, Unit E-G, Minerva Way, Newton Abbot  
Two new air conditioning plants  
THE COMMITTEE RAISED NO OBJECTION

## **COLLEGE**

8. 19/00511/FUL Gary Crawford  
COLLEGE - Bakers Park, Totnes Road, Newton Abbot  
Construction of a new pavilion, replacement fencing, extension to car park, new fencing around the tennis courts and resurfacing, and creation of two footpaths and installation of one lighting column for the Devon Air Ambulance Trust  
THE COMMITTEE AGREED TO DEFER THE MATTER FOR THREE WEEKS TO ALLOW THE CLERK TO WRITE TO THE DISTRICT AUTHORITY FOR MORE INFORMATION. IN ADDITION, THE COMMITTEE WISHED TO POINT OUT THE MATTERS THAT THEY HAD CONSIDERED:

1. Suggested siting the new pavilion building adjacent to Steppes Meadow and thus avoid the need to reduce the dimensions of the football pitch to ensure that it continues to comply with Sport England regulations for Senior Matches to be held at the site.
2. Redesigning the additional car parking along the river bank side only to avoid having to remove the established line of trees, which enhance the visual amenity of the area;
3. Consider the safety of the access to the park;
4. Make the lighting mast permanent rather than collapsible to allow for the installation of CCTV.

*Councillor Richard Jenks having declared an interest did not take part in the discussion thereon.*

9. 19/00734/FUL Central Team  
COLLEGE - Unit 3, Scott Close, Newton Abbot  
Two new external doors and a side screen  
THE COMMITTEE RAISED NO OBJECTION

10.19/00735/LBC Naomi Archer  
COLLEGE - Unit 3, Scott Close, Newton Abbot  
Two new external doors and a side screen  
THE COMMITTEE RAISED NO OBJECTION

## **MILBER**

11.19/00645/FUL Central Team  
MILBER - 5 Ash Way, Newton Abbot  
Entrance lobby and conversion of garage to kitchen/diner  
THE COMMITTEE RAISED NO OBJECTION

### 458. **NAMING OF STREETS AND NUMBERING OF HOUSES**

None.

### 459. **TEIGNBRIDGE DISTRICT COUNCIL**

None.

### 460. **DEVON COUNTY COUNCIL**

**DCC/4104/2018** – Extension of footbridge across the down relief line at Newton Abbot Railway Station with new station building to provide an eastern access into the railway station, including replacement car parking and landscaping.

The Chairman referred to the application received direct from the County authority on 25<sup>th</sup> April and noted that a response was required prior to the deadline of the 16<sup>th</sup> May 2019, which fell in advance of the next scheduled Planning Committee.

THE COMMITTEE AGREED TO THE PROPOSALS IN PRINCIPLE BUT REQUESTED THAT FURTHER CONSIDERATION BE GIVEN TO ALLOWING PEDESTRIAN ACCESS ACROSS THE FOOTWAY INTO THE TOWN WITHOUT THE NEED TO USE THE RAIL SERVICE. WHILST IT WAS NOTED THAT THE LAND WAS UNDER THE JURISDICTION OF NETWORK RAIL THAT THIS WOULD BE A VALUABLE AMENITY FOR LOCAL RESIDENTS AND THOSE EMPLOYED IN THE TOWN.

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

TREE

**19/00413/TPO**

**Mark Waddams**

COLLEGE - 24 Keyberry Park, Newton Abbot

Fell one cypress (t2)

THE COMMITTEE NOTED THE PROPOSED REPLACEMENT TREE AND RAISED NO OBJECTION HOWEVER THE VIEW OF THE ARBORICULTURAL OFFICER WAS THAT THE APPLICANT HAD FAILED TO PROVIDE ANY SIGNIFICANT JUSTIFICATION TO REMOVE THE TREE AND THEREFORE THE APPLICATION WAS REFUSED

462. **TREE PRESERVATION ORDER**

Referred to under Minute 457 (1) above.

463. **LATE CORRESPONDENCE**

None.

464. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 21<sup>st</sup> May 2019.

CHAIRMAN