

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 15<sup>th</sup> OCTOBER 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)

Councillors Mrs C Bunday R Jenks (Mayor)  
Mrs K Crout Mrs A Jones  
M Hocking M E Ryan

By Invitation: Mr Eric Collar, Tree Warden

In attendance: Mr Ollie Thorogood – Persimmon Homes South West  
Ms Suzanna Knowles – Persimmon Homes  
Mr Matthew Vandembrouck – Persimmon Homes  
Mr Jeremy Thompkinson – Consultant Landscaper

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

228. **PRESENTATION – PERSIMMONS HOMES BRADLEY BARTON FARM**

The Chairman welcomed Mr Ollie Thorogood, Ms Suzanna Knowles, Mr Matthew Vandembrouck and Mr Jeremy Thompkinson of Persimmon Homes South West and invited them to update Members on the key elements of the revised proposals for the development of land at Bradley Barton.

Mr Thorogood summarised the proposed development for the site at Bradley Barton Farm and, highlighted the key revisions and enhancements to the proposed application:

- The development site was contained within the local plan and recommended the allocation of 70 dwellings;
- The original application included 109 dwellings, followed by a revised application of 97 houses; the application was refused on the grounds of over development;
- The revised pre-application proposals outlined a development of 76 dwellings and 4 plots for self-build;
- Safe access to the site had been a matter of concern with the original application therefore the main access has been defined as Emblett Drive with a pedestrian and cycle access at Ogwell Mill Road adjacent to the Bradley Barton Primary School;
- An area for multi-use recreation and an equipped play area had been designed to the northern boundary of the site to provide an open green space and sought to protect the sensitive sight line to Castle Dyke;
- The revised application sought to take account of concerns raised under the Newton Abbot Neighbourhood Development Plan, policy 2 Quality of Development and policy 11 to protect designated and non-designated heritage assets; and
- Persimmons felt the revisions contained within the new proposals had mediated the concerns raised under application 18/00012/MAJ and invited comment and questions from Members.

Members queried aspects of the revised proposals, and Persimmons clarified the following key points:

- ❖ The 80 dwellings were allocated as 55% three bed, 35% two bed and 10% four bed and four self-build plots;

- ❖ Given the reduced number of dwellings there would be fewer parking spaces (designed at 1.6 spaces per plot) and whilst this would initially reduce the impact of vehicles Members expressed grave concern at the impact on the street scene where residents and visitors would have insufficient parking and use available verges and corners to park which could encourage antisocial behaviour;
- ❖ Additional parking pressure at peak school drop-off and pick-up times, Members requested consideration of a drop-off zone for the primary school;
- ❖ Site working hours and operation to take account of the close proximity to primary school and existing local residents to ensure noise and dust emissions are kept to minimum and site deliveries to avoid school drop-off/pick-up times;
- ❖ Maintain the 20% affordable housing allocation;
- ❖ Sustainable development requires the need to design in renewable energy into the build to meet requirements of the Planning Authority's Climate Emergency declaration. Persimmons advised that they would comply with building regulations and apply 10% betterment to enhancements in building performance;
- ❖ Requested attenuation and water harvesting schemes to be considered within the proposals; water tanks have been designed into the south eastern corner of the site; and
- ❖ The landscaping, recreation area and equipped play area would need ongoing maintenance and Persimmons suggested that this would be contracted to an external management company upon completion of the site but Members expressed grave concern at the viability of this having experienced issues with other newly established developed areas of Newton Abbot.

Mr Thorogood noted the comments made by Members and advised that there would be a period of one month prior to the submission of the new planning application. Persimmons would hold a community engagement event that afternoon at the Bradly Barton Community Centre and all Councillors were invited to attend. Feedback from the Town Council and public events would be taken into account when the application was reviewed prior to submission. The Chairman thanked Mr Thorogood and his colleagues for their informative presentation on the changes to the development proposals, where upon they left the meeting.

229. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Rob Hayes, Mrs Lesley Sheffield Colin Parker and Mike Pilkington.

230. **INTERESTS**

None.

231. **MINUTES**

The minutes of the meeting of the Planning Committee held on 24<sup>th</sup> September 2019 were received and signed as a correct record.

232. **PUBLIC PARTICIPATION**

None.

233. **CONSIDERATION OF LOCAL PLAN & NEIGHBOURHOOD DEVELOPMENT PLAN**

The Committee reaffirmed their recommendation that applications for all new build properties and where appropriate refurbished sites, give regard to the policies included in the Newton Abbot Neighbourhood Development Plan 2016-2033 (NANDP) which contributed to the District Local Plan. In particular, to the inclusion of renewables within the development as per Policy 1 NANDP and given the rise in electric vehicles, that any such application with an off-street

parking space, consider the installation of an electrical vehicle charging point as per Policy 2 NANDP.

234. **PLANNING APPLICATIONS**

**BRADLEY**

1. 19/01848/FUL Eve Somerville  
BRADLEY - 2 Gaze Hill, Newton Abbot  
Proposed extension to raised deck area and window and door replacement  
NO OBJECTION

2. 19/01929/FUL  
BRADLEY - 12 Applegarth Avenue, Newton Abbot  
Two storey side and single storey rear extension  
NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

**BRUNEL**

Nil

**BUCKLAND/MILBER**

3. 19/01649/FUL Claire Boobier  
MILBER - 5 St. Luke's Close, Newton Abbot  
Single storey side extension, front porch, fenestration changes and associated works  
NO OBJECTION

4. 19/01815/FUL Gary Crawford  
MILBER - 2 Church Way, Newton Abbot  
Single storey rear extension with raised decked area  
NO OBJECTION

5. 19/01871/FUL Claire Boobier  
MILBER - 10 Aller Brake Road, Newton Abbot  
Excavation and reduction in height of part of the rear garden together with the installation of revised retaining walls, steps and pedestrian ramps  
NO OBJECTION

**BUSHELL**

Item deferred from last Meeting

6. 19/01489/LBC Eve Somerville  
BUSHELL - 31 Devon Square, Newton Abbot  
Change of use to day nursery (use Class D1) and alterations including: bin enclosure, railings, replacement door and windows and balcony.  
THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE SUBJECT TO EXISTING CONDITIONS AND COVENANTS BEING ADHERED TO.

7. 19/01601/FUL Eve Somerville  
BUSHELL - Humpty Dumpty Childcare, 31 Devon Square, Newton Abbot  
Change of use to day nursery (Use Class D1) and alterations including: bin enclosure, railings, replacement door and windows and balcony.  
THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE SUBJECT TO EXISTING CONDITIONS AND COVENANTS BEING ADHERED TO.

8. 19/01502/FUL Eve Somerville

BUSHELL - 16 Broadlands Avenue, Newton Abbot

Division of dwelling into two dwellings

THE COMMITTEE RECORDED THEIR RECOMMENDATIONS AS MADE AT THE MEETING ON 24<sup>TH</sup> SEPTEMBER 2019 - THE COMMITTEE NOTED THAT THEY HAD RAISED NO OBJECTIONS SUBJECT TO ANCILLARY USE ONLY ON THE PREVIOUS APPLICATION IN 2015, THEREFORE THEY RAISED CONCERN AT THE CURRENT PROPOSALS AND RECOMMENDED REFUSAL

*THE COMMITTEE QUERIED WHY APPLICATION 19/01502/FUL HAD BEEN INCLUDED ON THE TEIGNBRIDGE DISTRICT COUNCIL WEEKLY LIST FOR A SECOND TIME WITHOUT ANY NOTABLE REVISION OR EXPLANATION.*

## **COLLEGE**

9. 19/00238/MAJ James Clements

COLLEGE - Langford Bridge Farm, Kingskerswell Road, Newton Abbot

Hybrid planning application seeking full planning permission for part link road and vehicular access point to the site from Kingskerswell Road and Priory Road, outline planning permission for residential led mixed use development comprising up to 450 dwellings within Use Class C3, a local centre of up to 279 sq. metres (GIA) with in Use Classes A1, A2, A3, D1 and D2, up to 22,000 sq. metres of employment uses including all B class uses, infrastructure and associated development including demolition or conversion of existing farm buildings. Points of access and part link road submitted in full detail for approval with all other matters reserved.

THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE AND NOTED THAT THE LAND TO THE SOUTH WEST OF THE DEVELOPMENT SITE HAD BEEN DESIGNATED FOR FUTURE USE AS A SECOND CARRIAGE FOR THE ROAD BRIDGE WHICH IS CONSIDERED ESSENTIAL FOR PREVENTING FUTURE TRAFFIC CONGESTION THROUGH THE DECOY AREA.

10.19/01641/FUL

COLLEGE - Elis Laundry, Kingskerswell Road, Newton Abbot

Erection to two additional warehouse buildings to provide improved storage and loading facilities and an extension to the car parking arrangements to provide additional delivery lorry fleets parking

NO OBJECTION

TREE

11.19/01920/CAN

Mark Waddams

COLLEGE - Woodleigh, 15 Forde Park, Newton Abbot

Reduce height of laurel, bay and hazel trees to level with apex of garage

NO OBJECTION

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

The Chairman invited the Committee to consider the naming of streets in the Bradley Barton Farm Development. Members discussed the matter and accordingly it was;

**RESOLVED** that the Planning Committee suggested two possible names for the Bradley Barton Farm Development:

1.Heath Meadow

2.Dadd's Close

## 236. **TEIGNBRIDGE DISTRICT COUNCIL**

The Committee noted that application **19/01439/FUL Willows, Old Totnes Road** would be raised at Teignbridge Planning Committee on 29<sup>th</sup> October 2019.

237. **DEVON COUNTY COUNCIL**

None

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

None.

239. **TREE PRESERVATION ORDER**

None.

240. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 5<sup>th</sup> November 2019.

CHAIRMAN