

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 24<sup>th</sup> SEPTEMBER 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 K Crout Mrs A Jones  
R Hayes M E Ryan

By Invitation: Mr Eric Collar, Tree Warden

In attendance: Mr Peter Stacey C E Planning Group  
Ms Laura Eimermann Turley Planning

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

197. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Mrs Carol Bunday, Mike Hocking Richard Jenks (Mayor), Colin Parker, Mike Pilkington and Mrs Lesley Sheffield.

198. **INTERESTS**

Councillors Mrs Ann Jones and Mike Joyce (Dep Mayor) gave notice of their intention to declare interest in Minute 202 (11) below.

199. **MINUTES**

The minutes of the meeting of the Planning Committee held on 3<sup>rd</sup> September 2019 were received and signed as a correct record.

200. **PUBLIC PARTICIPATION**

The Chairman welcomed Peter Stacey CEG and Laura Eimermann from Turley Planning Consultants and invited them to update Councillors on key revisions to application 19/00238/MAJ land at Langford Bridge.

Mr Stacey summarised the Environment Statements (ES) and the documents supplied to the Town Council for information on the modifications to the development proposals. He identified the Planning Update Note together with the layout masterplans as being the most beneficial reference documents. Copies would be made available to all members of the Planning Committee. Mr Stacey provided copies of the revised masterplan for the development area NA3 East. It was noted that the application for the area designated NA3 West was awaiting the outcome of appeal.

He highlighted the following key points in relation to the modifications:

- ❖ The pink area to the north of the site had previously been safeguarded as an educational site but has now been included as a residential parcel;
- ❖ The blue area to the extreme south-eastern corner, edged with brown dashed lines, safeguards the bridge crossing (potentially for up to ten years) and would be covered by the detailed plans for the Section 106 agreement;
- ❖ A new area to the south had been designated an education site; safeguarded for a primary school (for up to 5 years) should the appeal for the NA3 West development be

dismissed. The outcome would be decided whether this area would need to be retained for educational purpose;

- ❖ The key modifications allow the proposals for NA3 East to stand alone as a development site;
- ❖ The Environmental Statement required reports on the impact the school would have on traffic flow and emissions in the northern portion as a change from residential use;
- ❖ Highway junction improvements and the inclusion of safe pedestrian crossing points, some specifically identified as toucan crossing points;
- ❖ English Heritage had requested the reduction in the proposed width of the access road adjacent to The Priory to maintain a rural feel to the access from the west side;
- ❖ The Environmental Statement revisions include the crossing points for bats and necessary canopy points, these will be determined in more detail under consideration of reserved matters;
- ❖ A request from members had been actioned to ensure compliance of Policy EN3 (details within Appendix 11) a similar condition would be imposed on Persimmon Homes and would ensure a 10% reduction in carbon as managed within the Building Regulations;
- ❖ Overall each part of the development would have to satisfy the sustainability measures under the existing 2013 regulations, but they may be subject to revision; and
- ❖ Drainage proposals meet the standard requirements as prescribed by South West Water.

Members queried about the location of safe crossing points within the development and requested consideration of a 20mph zone in the interior of the site. Mr Stacey responded that whilst it could not be applied to the link road that this would be a reasonable recommendation for inclusion.

The Chairman requested that Mr Stacey outline the development timetable; whilst it was intended to go Committee at Teignbridge District Council towards the end of October, the following elements were subject to consideration of reserved matters which may allow for construction in the north section to commence late 2020 but this was only an estimated timescale.

The Chairman thanked Mr Stacey and Ms Eimermann for their update on the changes to the development proposals, where upon they left the meeting.

## 201. **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.

## 202. **PLANNING APPLICATIONS**

### **BRADLEY**

1. 19/01512/FUL  
BRADLEY - 29 Camomile Way, Newton Abbot  
Erect a trellis above existing fence at side  
NO OBJECTION

Gary Crawford

2. 19/00716/FUL  
BRADLEY - Chercombe House, Chercombe Bridge Road, Newton Abbot  
Extension to existing annex building

SUBJECT TO ANCILLARY USE ONLY THE COMMITTEE RAISED NO OBJECTION

3. 19/01654/FUL Central Team  
BRADLEY - The Coach House, Coombeshead Road, Newton Abbot  
Single storey extension to replace conservatory  
NO OBJECTION

Tree

4. 19/01793/TPO Mark Waddams  
BRADLEY - Woodpeckers, Ogwell Mill Road, Newton Abbot  
Fell four diseased ash trees and one tree of heaven in Woodland Area W3  
THE COMMITTEE NOTED THE INFORMATION PROVIDED BY TEIGNBRIDGE DISTRICT  
COUNCIL ARBORICULTURAL OFFICER THAT THE PROPOSED APPLICATION WAS  
PREMATURE AND NOTED HIS ADVICE AND THEREFORE RECOMMENDED REFUSAL

Make Observations

5. 19/01637/AGR  
BRADLEY - 1 Forches Cross, Newton Abbot  
Replacement building with agricultural building in association with horticultural works  
NO OBJECTION

### **BRUNEL**

6. 19/01714/FUL Claire Boobier  
MILBER - 5 Brunel Buildings, Brunel Road, Newton Abbot  
Change of use from B1 to D1 (Chiropractic Clinic)  
NO OBJECTION

7. 19/01398/FUL Claire Boobier  
BUSHELL - Hotline Electric Fencing Limited, Wharf Road, Newton Abbot  
Replacement storage shed  
NO OBJECTION

### **BUCKLAND/MILBER**

**Nil.**

### **BUSHELL**

8. 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 AGREED TO DEFER FOR THREE WEEKS FOR FURTHER  
INFORMATION TO BE CLARIFIED REGARDING A) THE PRE EXISTING CONDITION  
WHICH REQUIRED THE PROPERTY TO REMAIN AS A HEALTH BUSINESS (DENTIST OR  
HEALTH PRACTITIONER) AND B) THE PROPOSED WINDOWS ARE OUT OF KEEPING WITH  
THE EXISTING DESIGN.

9. 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 AGREED TO DEFER FOR THREE WEEKS FOR FURTHER  
INFORMATION TO BE CLARIFIED REGARDING A) THE PRE EXISTING CONDITION  
WHICH REQUIRED THE PROPERTY TO REMAIN AS A HEALTH BUSINESS (DENTIST OR

HEALTH PRACTITIONER) AND B) THE PROPOSED WINDOWS ARE OUT OF KEEPING WITH THE EXISTING DESIGN.

10.19/01502/FUL

BUSHELL - 16 Broadlands Avenue, Newton Abbot

Division of dwelling into two dwellings

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

11.19/01685/VAR

BUSHELL - Newton Abbot Centre Association, Kingsteignton Road, Newton Abbot

Variation of condition 2 on planning permission 19/00190/FUL to change roof glazing from polycarbonate sheets to double glazed clear glass

NO OBJECTION

*Councillors Mike Joyce and Mrs Ann Jones having previously declared an interest did not take part in the discussion or voting thereon.*

Application withdrawn

12.16/00413/FUL

BUSHELL - Asda Supermarket, Highweek Street, Newton Abbot

Automated petrol filling station and associated infrastructure

NOTED

13.19/01776/FUL

BUSHELL - 25 Seymour Road, Newton Abbot

Enlargement of garage with studio over

THE COMMITTEE NOTED THE INVALID APPLICATION AS LAID OUT ON TEIGNBRIDGE DISTRICT COUNCIL WEEKLY PLANNING LIST, AND FURTHER NOTED THAT THE COMMITTEE ADMINISTRATOR HAD RAISED THE MATTER WITH THE PLANNING DEPARTMENT. THE COMMITTEE NOTED THAT THE CHAIRMAN RAISE THE ISSUE OF ADMINISTRATIVE DIFFICULTIES AT THE TALC MEETING LATER IN THE WEEK

## **COLLEGE**

Nil.

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

The Chairman advised Members to consider possible suggestions for street names for the proposed NA3 East development. Members suggested using the names of serving officers who fell in WW1 to commemorate their service or the use of Biblical names given the site's close proximity to The Priory. The matter would be considered again at a future meeting of the Planning Committee.

### **204. TEIGNBRIDGE DISTRICT COUNCIL**

A. Further to Minute 19/09(171) the Committee Administrator advised that following contact from Councillors Mike Joyce and Mike Pilkington, Mr Tom Dauben of the Environment Agency had agreed to attend a meeting of the Council to be held on 20<sup>th</sup> November 2019.

B. The Committee noted that application **19/01421 8-10 Market Walk** would be raised at Teignbridge Planning Committee at the end of the month.

C. Councillor Rob Hayes informed the Committee that Teignbridge District Council were reviewing the Scheme of Delegations which may included Town Councillors in the Planning Committee process. The Town Clerk would arrange for the document to be circulated to the Committee.

205. **DEVON COUNTY COUNCIL**

None

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

**19/01038/FUL – 8 Ashmill Court, Newton Abbot**

Single garage to serve new dwelling

The Planning Committee recommended refusal on the grounds of over development and loss of amenities to the proposed development and neighbouring property, however Teignbridge District Council approved the application.

NOTED

207. **TREE PRESERVATION ORDER**

Referred to under Minutes 202 (4) above.

208. **LATE CORRESPONDENCE**

None.

209. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 15<sup>th</sup> October 2019.

CHAIRMAN