

EXECUTIVE

12 April 2016

Present:

Councillors: Christophers (Leader), Barker, Clemens, Hellier Laing and Russell.

Also in attendance:

Councillors: Dewhirst, Golder, Hook

Apologies:

Councillors Gribble, Goodey, Lake.

Also in attendance:

Nicola Bulbeck - Chief Executive
Phil Shears – Deputy Chief Executive
Neil Aggett – Monitoring Officer
Lesley Tucker – Section 151 Officer

395. MINUTES

The minutes of the meeting held on 15 March 2016 were approved and signed as a correct record.

396. PUBLIC QUESTIONS

1. NA2 Whitehill, Newton Abbot Development Framework Plan

Mr Peter Finch for the Devon Campaign to Protect Rural England:

Devon Campaign to Protect Rural England welcomes the proposal in para.6.86 of the NA2 Whitehill Development Framework Plan that planning applications “will each need to be accompanied by a bespoke greater horseshoe bat mitigation plan which has been approved by the Council”. We note that planning applications in Whitehill must demonstrate that “there will be no adverse effect on the South Hams Special Area of Conservation (SAC) alone or in combination with other plans and projects.”

Harmful effects may only become evident once a scheme has started or completed which could be too late for the Greater Horseshoe bats. In that case, how will Teignbridge District Council ensure that there will be no adverse effect on the Greater Horseshoe bats from other planning applications within NA2, from other applications within the areas of the SAC within Teignbridge and from planning projects in the other 4 Districts who have responsibility for the South Hams SAC?

Council’s response by Portfolio Holder for Planning & Housing

EXECUTIVE (12.04.2016)

The preparation of the Development Framework Plan has been subject to a Habitat Regulations Assessment (HRA) to identify whether development at NA2 Whitehill will have a likely significant effect on protected European Sites (in this case the South Hams Special Area of Conservation designated for Greater Horseshoe Bats), including in-combination with other development in the area.

The HRA identified that further mitigation measures were necessary for the protection of Greater Horseshoe Bat flyways and habitat at the NA2 Whitehill allocation, and these have been incorporated in the Development Framework Plan. The HRA has concluded that on the basis that the proposed mitigation is adopted as part of the Development Framework Plan, and subsequently secured through appropriate planning mechanisms at such time as individual planning applications are determined then the development of NA2 Whitehill (as indicated in the Development Framework Plan) will not have a 'likely significant effect' on the South Hams Special Area of Conservation or its Greater Horseshoe Bats, either alone or in-combination with other known plans or projects.

Planning applications for development within and outside the NA2 Whitehill allocation (and Development Framework Plan) will be required to be compliant with policies in the adopted Teignbridge Local Plan, including policies for biodiversity protection and enhancement, legally protected and priority species, important habitats and features and European Wildlife Sites. They will also need to be supported by appropriate ecological surveys and include relevant mitigation. The Council is using consultants to undertake Habitat Regulation Assessments for other local plan allocations, which will be used to inform planning applications submitted and decisions taken on these.

An overarching Greater Horseshoe Bat Mitigation Strategy for the South Hams SAC is currently nearing completion. It is being produced by expert consultants for a partnership including Natural England, Teignbridge District Council and the four other local planning authorities with responsibility for the South Hams SAC. This will provide appropriate guidance for planning applications and decisions taken on these, to prevent development, alone or in-combination, having a 'likely significant effect' on the South Hams SAC. The partnership is also working together to improve methods of pooling knowledge and take account of neighbouring developments contributing to in-combination effects.

It is standard practise to require post-development monitoring of measures required to mitigate impacts on European wildlife sites, with clauses to require adjustments to management where necessary, and the opportunity to use results to inform future applications.

Supplementary Question

EXECUTIVE (12.04.2016)

When will the greater horseshoe bat study be completed?

Simon Thornley advised that this was an ongoing piece of work with no published timetable. Natural England would need to be involved in discussions, along with the four district authorities involved. He hoped an agreement would be reached this year between all parties before a supplementary planning document was completed.

2. Ms Chris Young

What plans have TDC made to reduce the congestion in Newton Abbot once the A382 has been upgraded and even more traffic arrives at the town?

Council's response by Portfolio Holder for Planning & Housing

Proposed improvements to the A382 Bovey Tracey road form part of a suite of recently completed and planned improvements to roads around Newton Abbot that will, in combination, improve accessibility, traffic circulation, and help alleviate congestion. These schemes include the A380 South Devon Link Road, the provision of a vehicular route connecting the A382 and A383 through the NA1 Houghton Barton allocation and a vehicular route through the NA3 Wolborough allocation providing a link from the A381 Totnes Road to the Kingskerswell Road leading to the A380 South Devon Link Road.

3. Where is the employment for new residents of NA2 because presumably the proposed development is designed to minimise travel to work and minimise pollution?

Council's response by Portfolio Holder for Planning & Housing

Policy NA2 Whitehill requires the delivery of a sustainable, high quality mixed-use development that shall deliver 2 hectares of employment land.

The delivery of employment land at NA2 Whitehill will contribute towards making this planned urban extension sustainable by facilitating the creation of local job opportunities and helping to reduce the need to travel by private car. This forms part of a wider strategy for planned mixed use developments at the Heart of Teignbridge.

Policy NA2 allocates 2 hectares of land for employment development on land east of the A382 Bovey Tracey road. However, this location is affected by proposed improvements to the A382 Bovey Tracey road and is unlikely to be developed for employment uses. The Development Framework Plan does not identify an alternative location for the 2 hectares of employment land. Developers can choose to include the delivery of serviced employment land as part of their planning proposals on other land at the NA2 Whitehill allocation. Alternatively, they can contribute through S106 planning obligations towards the delivery of serviced employment land elsewhere within a reasonable commuting distance from this allocation.

397. BRUNSWICK STREET, TEIGNMOUTH – LOCAL DEVELOPMENT ORDER

The Executive considered a report proposing adoption of a Local Development Order and statement of reasons for Brunswick Street, Teignmouth.

The Local Development Order was approved for consultation in July 2015. There was a six week consultation from 4 September to the 16 October 2015. Since that time feedback had been analysed and a revised Local Development Order and Statement of Reasons presented for approval.

The Executive welcomed the opportunities and safeguards the Local Development Order would provide which was considered would be a benefit to Teignmouth Town Centre.

Resolved

That the Local Development Order and Statement of Reasons for Brunswick Street, Teignmouth, as circulated with the agenda, be adopted.

398. NA2 WHITEHILL, NEWTON ABBOT DEVELOPMENT FRAMEWORK PLAN – SUPPLEMENTARY PLANNING DOCUMENT

Executive considered a report setting out a proposed development framework plan for NA2 Whitehill, Newton Abbot, a site of approximately thirty hectares for a high quality mix used development.

The development framework plan set out how proposals for housing, employment land, green spaces and the required infrastructure at Whitehall should be planned, delivered and phased as required by policy NA2 of the Council's approved Local Plan.

The proposed framework had been the subject of public consultation, the results of which have been analysed and changes incorporated in the post framework plans. Changes included improved pedestrian and cycling access and a mitigation plan for the greater horseshoe bat.

Following a question from a non-executive member, the opportunity to defer development until road improvements had been completed for the AA382 was discussed.

For a number of reasons including funding, and the phasing of development this would not be possible.

EXECUTIVE (12.04.2016)

The delivery of employment land within NA2 would be the subject of a discussion with developers and it may be that developers would offer off site contributions to bring forward employment land elsewhere in the district.

Resolved

That NA2 Whitehill, Newton Abbot Development Framework Plan – be adopted as a Supplementary Planning document, as detailed in the previously circulated agenda.

399. EXECUTIVE FORWARD PLAN

The Executive Forward Plan was received and approved.

400. UPDATE ON INTERIM MANAGEMENT STRUCTURE

The Portfolio Holder for Corporate Services updated members on the latest Interim Management Structure following the deletion of two Business Lead posts and a Project Manager post from the Establishment, as mentioned in the budget process. The Council's senior management team had now been reduced from 18 to 9 posts and would produce further savings in the region of £70,000 p.a. in 2016/17. All responsibilities from the deleted posts had been redistributed amongst the remaining officers and a review undertaken in accordance with the Council's Job Evaluation scheme.

The Portfolio Holder and the Leader advised that it was important to attract and retain top quality staff to fulfil the Council's ambitions to be a top performing council. This was phase 1 of a two stage process regarding the Council's payline which would be the subject of a further report.

The Chief Executive advised that the Corporate Leadership Team would continue to identify opportunities for collaboration and other changes to produce further savings.

Councillors Hook and Dewhirst recognised the good work of council officers and welcomed the additional savings.

401. RISK BASED VERIFICATION POLICY

The Executive received and approved the report of the Revenue and Benefits Fraud Manager on the Council's Risk Based Verification Policy for 2016/17.

Housing Benefit Regulations required Local Authorities to have a framework in place to provide appropriate checking of applications but also to ensure a speedy determination of any benefit claims.

Resolved

EXECUTIVE (12.04.2016)

That the Risk Based Verification Policy proposed for 2016/17, as circulated with the agenda, be approved.

Jeremy Christophers
Leader