

These Minutes are draft until agreed and approved by the Planning Committee at the next meeting of the Committee and signed by the Chairman as a correct record.

PLANNING COMMITTEE

14 FEBRUARY 2017

Present:

Councillor Smith (Chairman)
Councillor Kerswell (Vice Chairman)
Councillors Austen, Brodie, Bullivant, Clarence, Colclough,
Dennis, Fusco, Keeling, Mayne, Nutley, Orme, Pilkington, Price,
Prowse, Rollason, and Winsor

Apologies: Councillor Jones, Parker and Walters

Members in attendance: Councillors Clemens and Goodey,

Officers in attendance:

Business Manager, Strategic Place – Mr Davies
Principal Planning Officer – Mrs Luscombe
Planning Officer – Ms Boobier
Solicitor – Mrs Robinson
Democratic Services Officer – Mrs Corns
Devon County Council – Ms Taylor

1. MINUTES

The minutes of the meeting held on 17 January 2017 were approved as a correct record and signed by the Chairman.

2. CHAIRMAN'S ANNOUNCEMENTS

The Chairman reminded Members that they should not vote on an application if they are not present at the meeting to hear the entire debate on that application.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. SITE INSPECTIONS

The Committee received and noted the report of the Site Inspection Team held on 26 January 2017. The applications would be considered at a future meeting when the reports of the Business Manager are available.

PLANNING (14.02.17)

- (i) **Kingskerswell 16/01961/MAJ** - Outline - Land to the rear of Mount Pleasant Road, residential development of up to 35 dwellings (all matters reserved for future consideration)
- (ii) **Kennford 16/01857/MAJ** – The Gissons Hotel and Restaurant - construction of a 66 bed extension to the existing hotel.

5. APPLICATIONS FOR CONSIDERATION

The Committee considered the reports of the Business Manager – Strategic Place, additional information reported by the officers, and information detailed in the updates sheet previously circulated.

- (i) **BISHOPSTEIGNTON - 16/03238/FUL - Blue Hills, 30 Murley Crescent - Two storey side extension and raising of roof to form additional accommodation**

It was proposed by Councillor Smith and seconded by Councillor Prowse that the application be approved as set out in the report circulated with the agenda.

Resolved

Permission be granted subject to the following conditions:

1. Standard 3 year time limit for commencement.
2. Development to be carried out in accordance with approved plans.
3. Privacy screen on the east elevation and the west elevation in accordance with the approved details.

(18 votes for and 0 against)

- (ii) **IPPLEPEN - 17/00014/FUL - 4 Thorn Orchard - Conversion of garage to additional accommodation, replacement attached garage and pergola**

It was proposed by Councillor Prowse and seconded by Councillor Price that the application be approved as set out in the report circulated with the agenda.

Resolved

Permission to be granted subject to the following conditions:

1. Standard 3 year time limit for commencement.
2. Development to be carried out in accordance with the approved plans.
3. Magnolia tree to be replanted in accordance with the approved plans in first planting season after commencement of development.

(17 votes for and 0 against)

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(iii) TEIGNMOUTH - 16/02864/FUL - The Den, Promenade - Use of land for mobile seafood and deckchair hire concession

It was proposed by Councillor Fusco and seconded by Councillor Clarence that the application be approved as set out in the report circulated with the agenda, with a condition to restrict the area for the location of tables and chairs.

The Business Manager advised that the boundary area would be restricted and identified on the plan attached to the report circulated with the agenda. The lease would control the area for the location of tables and chairs and was a separate issue to planning permission.

It was considered unnecessary to have a further condition.

Resolved

Permission be granted subject to the following conditions:

1. Standard three year time limit for commencement.
2. Work to proceed in accordance with the approved drawings and supporting Statement.
3. The seafood mobile catering unit and deckchair hire shall operate between the months of April to October only. The mobile catering trailer and deck chairs shall be removed from the site outside of this period.

(18 votes for and 0 against)

(iv) DAWLISH - 16/03085/FUL - 109 Kingsdown Crescent - First floor rear extension

The Committee noted the receipt of a letter of objection from 105 Kingsdown crescent requesting a reduction in the height of the proposal, on the grounds of loss of light.

Comments raised by Members of the Committee referred to the deletion of a window from the elevation facing 105 Kingsdown Crescent which addressed overlooking and loss of privacy. The amended plans were considered acceptable.

It was proposed by Councillor Winsor and seconded by Councillor Mayne that the application be approved as set out in the report circulated with the agenda.

Resolved

Permission be granted subject to the following conditions:

1. Standard 3 year time limit for commencement.
2. Development to be carried out in accordance with the approved plans.
3. Materials to match existing property.

(18 votes for and 0 against)

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6. NA1 Houghton Barton, Newton Abbot - Draft Development Framework Plan (DDFP)

The Chairman referred to the report circulated with the agenda seeking approval for the DDFP, Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) screening reports to be published for a minimum 6 week period of public consultation. He also referred to a note of support from the Ward Member who was unable to attend the meeting.

The Teignbridge Local Plan allocates land at NA1 for at least 1,800 homes, employment, transport links, education facilities and community spaces. The site covers an area of approximately 160 hectares to the west of Newton Abbot. It stretches from Forches Cross on the A382 (Bovey Tracey Road) on the northern boundary of the town, westwards towards the Seale Hayne campus and then south across to the current development site at the former Hele Park Golf Course on the A383 (Ashburton Road). The site is divided into two development areas, separated by a large green corridor. The Hele Park estate has planning consent for 650 homes which forms the first phase of NA1. This draft DFP is concerned only with the remainder of the allocation.

The draft DFP has been prepared as a Supplementary Planning Document (SPD). The final version of the SPD, once approved by Executive, will be a material consideration in the determination of future planning applications relating to NA1. The draft SPD is consistent with the National Planning Policy Framework, Teignbridge Local Plan and Newton Abbot Neighbourhood Development Plan.

Draft Strategic Environmental Assessment (SEA) Screening and Habitats Regulation Assessment (HRA) Reports accompany the draft DFP and conclude that there will be no likely significant effects of implementation of the plan, subject to necessary mitigations being in place.

The draft DFP, SEA and HRA are required to be published for a minimum 6 week period of public consultation.

Following the consultation, the DFP, including any necessary revisions, would be reported back to a future Planning Committee and Executive where approval would be sought for its adoption as a Supplementary Planning Document.

The report summarised a number of challenges at paragraph 2.12 which, if not effectively dealt with, would risk delivery of the site. The report also detailed, at paragraph 2.14, allocated requirements which included: 18 hectares employment land; 20% affordable housing; 24 gypsy and traveler pitches on or off site; provision of land and buildings for social and community infrastructure; a vehicular route connecting the A382 with the A383; formal and informal recreation space; a Greater Horseshoe Bat mitigation plan; support for the protection of the long term use of the listed buildings at Seale Hayne; a new dedicated access road to Seale Hayne for its mixed uses of

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commercial, community, residential and employment; and opportunities for renewable energy.

Comments raised by Members included concerns about the adoption of the road and the provision of an adequate bus service, and securing requirements through legal agreements. The Principal Planning Officer advised that the document would set the scene for the legal requirements. Ms Taylor, Devon County Council referred to the possibility of an experimental road traffic order to address highway issues in Highweek. The roads would be built to an adoptable standard. The road linking the A382 with the A383 would be adopted following the completion of an agreed number of dwellings.

Resolved

- a) That the Draft NA1 Houghton Barton, Newton Abbot, Development Framework Plan Supplementary Planning Document and supporting documents, (attached to the report as Appendices 1-3, circulated with the agenda for the meeting), are approved for consultation, with a final version being referred to the Planning Committee for consideration and then to the Executive for approval.
- b) That Natural England, the Environment Agency and Historic England are consulted on the draft determination that no Strategic Environmental Assessment is required.
- c) That Natural England is consulted on the draft Habitats Regulation Assessment Screening Report which determines that the draft Development Framework Plan will not have a likely significant effect on the South Hams Special Area of Conservation (SAC), subject to appropriate mitigation.

(17 votes for and 0 against)

7. Draft South Hams Special Area of Conservation (SAC) Mitigation Strategy for the Heart of Teignbridge and Bovey Tracey

The Chairman referred to the report circulated with the agenda.

The Principal Planning Officer advised that the SAC is designated for its population of greater horseshoe bats. This species is identified in the Habitats Directive (1992) because it is one of the rarest/most threatened animals in Europe. It holds the largest population of greater horseshoe bats in the UK, with over 1,000 adult bats, approximately 30% of the UK population, and contains the largest known maternity roost in the UK and possibly in Europe. It covers parts of Teignbridge, including Kingskerswell, Newton Abbot, Bovey Tracey and Chudleigh. The SAC has been prepared in response to the requirements of the Local Plan and policy basis for developments.

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The Strategy highlights the presence of an almost unbroken ribbon of either existing or planned development stretching from Torbay to Dartmoor. Cumulatively, this development is creating potential barriers in the landscape which limit opportunities for greater horseshoe bats to move across the wider landscape and between the protected features of the SAC. The Strategy seeks to future proof green corridors through the landscape for the bats.

Resolved

The draft South Hams Special Area of Conservation Mitigation Strategy for the Heart of Teignbridge and Bovey Tracey (attached to the report as Appendix 1, circulated with the agenda for the meeting), is approved for a six week consultation. **(18 votes for and 0 against)**

8. APPEAL DECISIONS

The Committee noted a report circulated with the agenda on decisions made by the Planning Inspectorate on appeals against refusal of planning permission.

DENNIS SMITH
Chairman