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4 February 2019

## PLANNING COMMITTEE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 12th February, 2019** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

Yours sincerely

PHIL SHEARS  
Managing Director

Distribution: Councillors Smith (Chairman), Clarence (Vice-Chairman), Austen, Bullivant, Colclough, Dennis, Fusco, Hayes, J Hook (was Brodie), Jones, Keeling, Mayne, Kerswell, Nutley, Orme, Parker, Pilkington, Prowse, Rollason, Winsor and vacancy

Substitutes: Councillors Connett, Dewhirst, Golder, Haines, Hocking, Russell, Thorne and Wrigley

A link to the agenda on the Council's website is emailed to:

- (1) All other Members of the Council
- (2) Representatives of the Press
- (3) Requesting Town and Parish Councils

**If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting**

## **Public Access Statement**

### **Information for the Public**

**Health and safety during the meeting.** In the event the fire alarm sounds please evacuate the building calmly but quickly using the nearest exit available, do not stop to collect personal or other belongings and do not use the lift. Fire Wardens will assist you to safety and 'safety in case of fire instructions' are prominently displayed in the Council buildings and should be followed. Should an escape route be compromised the nearest alternative escape route should be used. Proceed quickly to the assembly point in the very far overflow car park. Please report to the person taking the roll-call at the assembly point if you have evacuated without being accounted for by a member of staff.

There is an opportunity for members of the public to speak on planning applications at this meeting. Full details are available online at [www.teignbridge.gov.uk/planningcommittee](http://www.teignbridge.gov.uk/planningcommittee).

Please email [comsec@teignbridge.gov.uk](mailto:comsec@teignbridge.gov.uk) or phone 01626 215112 to request to speak by **12 Noon** two working days before the meeting.

This agenda is available online at [www.teignbridge.gov.uk/agendas](http://www.teignbridge.gov.uk/agendas) five working days prior to the meeting. If you would like to receive an e-mail which contains a link to the website for all forthcoming meetings, please e-mail [comsec@teignbridge.gov.uk](mailto:comsec@teignbridge.gov.uk)

General information about Planning Committee, delegated decisions, dates of future committees, public participation in committees as well as links to agendas and minutes are available at [www.teignbridge.gov.uk/planningcommittee](http://www.teignbridge.gov.uk/planningcommittee)

Any representations or information received after the preparation of the reports and by noon on the Friday before the planning committee will be included in the late updates sheet.

All documents relating to planning applications can be viewed online at [www.teignbridge.gov.uk/planningonline](http://www.teignbridge.gov.uk/planningonline). In the case of sensitive applications representations are not placed on the website All representations are read by the case officer and a summary of the planning matters raised is placed online instead.

## **A G E N D A**

### **PART I** **(Open to the Public)**

- a) NEWTON ABBOT 18/01276/MAJ Wolborough Barton (Pages 1 - 2)

Planning Committee – Tuesday 12 February 2019

Late representations/updates

Item No.	Description
1	<p><b>NEWTON ABBOT - 18/01276/FUL - Mixed use (hybrid application) proposal involving: (1) Outline Mixed use development comprising circa 1,210 dwellings (C3), a primary school (D1), up to 12,650 sq. m of employment floorspace (B1), care homes (C2) providing up to 5,500 sq. m of floorspace, up to 1,250 sq.m of community facilities (D1), a local centre (A1/A3/A4/A5) providing up to 1,250 sq. m of floorspace, open space (including play areas, allotments, MUGA), and associated infrastructure. (Means of Access to be determined only)</b></p> <p><b>(2) Full</b></p> <p><b>Change of use of existing agricultural buildings to hotel (C1), restaurant (A3) and bar/drinking establishment (A4) uses, involving erection of new build structures, construction of an access road and parking, plus other associated conversion and minor works.</b></p> <p>48 additional / repeat representations have been received, raising no new issues.</p> <p>Report clarifications:</p> <ol style="list-style-type: none"> <li>1. Para 3.41 should read “...completion of the <i>Appropriate Assessment under the Habitat Regulations IN CONSULTATION WITH Natural England.</i>”</li> <li>2. Para 3.56: <i>The expected harm would be at the lower end of less than substantial harm but this has still been given considerable weight in the planning balance.</i></li> <li>3. The consultation response from the “Torbay and South Devon NHS Foundation Trust” requesting a contribution to the cost of meeting the needs of new residents at local hospitals is noted. The reason for the request is understood (funding arrangements essentially lag behind new home occupations) however this has not been factored into our local plan viability work and therefore represents an extra, unexpected burden on development that needs to be balanced against competing priorities (including the delivery of affordable housing and open space etc).</li> </ol> <p>In addition, the number of residents arising from the development that represent a new burden on the hospital is</p>

currently being discussed with the NHS and the level of contribution required (if any) has not yet been agreed.

The amount / nature / timing of any contribution has therefore been left out of the recommendation above as it remains the subject of negotiations.

This is reflected in an updated recommendation.

4. For the avoidance of doubt, the recommendation has been reached with due regard to the public sector equality duty.

**RECOMMENDATION**

The Recommendation is updated to include reference to a contribution to Torbay and South Devon NHS Foundation Trust, subject to negotiations, in the S106 Agreement.