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15 February 2019

PLANNING COMMITTEE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 19th 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.

Please email 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 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

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

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. 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.

AGENDA

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

8. Late Representations (Pages 1 - 4)

Planning Committee – Tuesday 19 February 2019

Late representations/updates

Item No.	Description
1	<p>CHUDLEIGH - 18/02405/FUL - St Martin And St Marys Church, Fore Street - Demolish 14 metres long section of south-facing wall and rebuild</p> <p>No updates received 15.02.19</p>
2	<p>BOVEY TRACEY - 18/02574/FUL - 2 Fairfield Close - Single storey rear extension and loft conversion and remove existing garage</p> <p>Bovey Tracey Town Council has no objections to this application.</p>
3	<p>TEIGNMOUTH - 16/02976/FUL - Cypress , Thornley Drive - Dwelling in garden</p> <p><u>Point of Clarification:</u> The Teignbridge Landscape Officer comments stated that the site was located in designated Undeveloped Coast. This was incorrect. The site is not in designated Undeveloped Coast.</p> <p>2 Further Objections making the following additional point:</p> <ul style="list-style-type: none"> • The application only covers the water attenuation for the dwelling, and concern regarding drainage from the rest of the site. <p>As part of the planning application water drainage was considered by Teignbridge Drainage Engineers resulting in the requirement for an attenuation system to South West Water requirements.</p> <p>3 letters of comment: No new issues, apart from some arrangements and appointments for the committee site visit (which was undertaken on 31 January 2019)</p>
4	<p>CHUDLEIGH - 18/01497/FUL - 1 Kits Close - Single storey rear extension, two storey side extension and raising of roof to form additional accommodation with dormer and roof lights</p> <p>No updates received 15.02.19</p>
5	<p>TEIGNMOUTH - 18/01406/MAJ - Neilston Retirement Hotel, 47 Woodway Road - Demolition of existing vacant care facility and construction of 10 new two and three bed apartments</p> <p>No updates received 15.2.19</p>
6	<p>TEIGNMOUTH - 18/02554/OUT - 17 Heather Close - Outline - dwelling (all matters reserved for future consideration)</p> <p>Two further objection letters received.</p>

	<p>One raises concerns with regard to the loss of the green space which was originally left for the use of the inhabitants of the area when the original buildings were built (as well as other matters already addressed).</p> <p>The second raises concerns over the applicant's tenure of the land advising that it is clear from the Land Registry documents filed with the application that the applicant only has 'Possessory Title' to the land so clearly he is not the owner or freeholder. He is in simple terms a 'squatter' until 12 years have passed from when he first entered the land provided during that time the actual owner does not appear. It appears that the land in question is the subject of a Deed of Dedication to Devon County Council/Highways in the early 1970s which also included the road known as Heather Close and the road splays on the corners of Heather Close and New Road.</p> <p>DCC Highways have also commented as follows:</p> <p>This proposal is accessed off an unclassified road restricted to 30mph. The number of trips this proposal could create would not be a severe impact on the highway and there would be no highway safety issues with this proposal. Therefore the Highway Authority would have no objection to this application.</p> <p>It is however recommended that a note to the applicant be made on any decision issued that the area shown on the plan edged in red is dedicated highway, and this dedication would need to be removed prior to commencement of any permission.</p> <p>Officers in response to the second objection received above advise that the applicant has purchased the land the subject of this application however it is dedicated highway. If minded to approve it is recommended that the note recommended by DCC Highways be applied as an informative to the decision and granting planning consent would not override the need to have the dedication removed prior to commencement of development.</p>
7	<p>SHALDON - 18/02230/FUL - Land At Brook Lane - Two dwellings (instead of approved single dwelling)</p> <p>Additional illustrative material has been received from the applicant.</p> <p>The use of the site for two dwellings (rather than one) is in large part what renders the proposals unacceptable and therefore this does not alter the officer recommendation.</p>
8	<p>KINGSKERSWELL - 18/02300/OUT - 6 Newton Road - Outline - demolition of existing fire damaged bungalow and the erection of two dwellings (all matters reserved for future consideration)</p>

	No updates received 15.2.19
9	<p>NEWTON ABBOT - 18/02452/FUL - Foxley House, 18 Lonsdale Road - Construction of a single storey garage</p> <p>One additional objection received which raised concerns about the impact of the revised roof design of the proposed garage upon the appearance of the Conservation Area and, the overbearing impact of the proposed garage upon The Spinney and The Retreat.</p>
10	<p>NEWTON ABBOT - 18/01690/MAJ - Devon County Football Association , Coach Road - Construction of an external 3G Artificial Turf Pitch (ATP) with associated lighting, fencing, hard standing, storage and car parking area</p> <p>One additional objection received providing in principle support for a facility of this nature but raising concerns regarding the potential noise, disturbance and traffic from this proposal in this location.</p>
11	<p>NEWTON ABBOT - 18/00012/MAJ - Land At NGR 284376 71456, Ogwell Mill Road - Hybrid application. Construction of 99 dwellings including all associated public open space, landscaping, surface water attenuation and all other external works. Outline planning permission sought for self-build.</p> <p><u>DCC Flood</u> Following the revised plans, a response from Devon County Lead Local Flood Authority has been received. This outlines that there are no-in principle objections from a surface water perspective. It is conditions be imposed addressing surface water matters and the recommendations is updated accordingly</p> <ol style="list-style-type: none"> 1. Approval of surface water drainage management system in accordance with submitted principles 2. Approval of construction drainage 3. Approval of drainage management and maintenance arrangements <p>Notwithstanding the above conditions, it is considered that the applicant has produced a feasible drainage strategy which restricts flows to greenfield rates prior to discharge of surface water sewer.</p> <p><u>Housing</u> A response has also been received from the Housing Enabling team. Following discussions and amendments to the plans, the Housing Enabling team are happy to recommend support for the latest proposals.</p>

	<p><u>Contribution for Children and young people’s play space</u></p> <p>The amount requested constitutes £381,915.42 and is sought for teenage provision at Ashburton Road Recreation Ground.</p> <p>The Officer also raised concerns in regards to the distance between the play space and the housing. The position of the LEAP has been revised accordingly in order to address this concern, without it impacting upon the original concerns of Historic England.</p> <p>Contributions towards a Toucan crossing have also been requested, but given that the Highways Officer has not raised this as a concern then it is not considered to be reasonable to request it.</p> <p><u>Objections</u></p> <p>Four further objections have been received which do not raise any concerns that are not addressed in the report.</p> <p><u>Recommendation</u></p> <p>The Recommendation is therefore updated to include these three conditions:</p> <ol style="list-style-type: none"> 1. Approval of surface water drainage management system in accordance with submitted principles 2. Approval of construction drainage 3. Approval of drainage management and maintenance arrangements <p>And also to note the play space contribution of £381,915.42 that will be sought via a Section 106 Agreement.</p>
12	<p>BISHOPSTEIGNTON – 16/00441/ENF – Land at Bakers Yard, Forders Lane, Bishopsteignton</p> <p>Received two additional pieces of correspondence. One from a local resident who believes the matter has been ongoing for far too long and that action should be taken now. Without taking action now the site will continue to deteriorate further and become more of an eyesore. It is also claimed that the site is harbouring rats.</p> <p>In addition received information on behalf of the new owner that a scheme to redevelop the site is currently being worked on. To progress the matter a meeting has been arranged with Bishopsteignton Parish Council on 25 February 2019 to present some preliminary ideas for discussion.</p>