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15 September 2017

## PLANNING COMMITTEE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 26th September, 2017** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

Yours sincerely

NEIL AGGETT  
Democratic Services Manager

Distribution: Councillors Smith (Chairman), Kerswell (Deputy Chair), Austen, Brodie, Bullivant, Clarence, Colclough, Dennis, Fusco, Hayes, Jones, Keeling, Mayne, Nutley, Orme, Parker, Pilkington, Price, Prowse, Rollason and Winsor

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

A link to the agenda on the Council's website is emailed FOR INFORMATION (less reports (if any) containing Exempt Information referred to in Part II of the agenda), 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**

**Local Government Act 1972 (Section 100 and Schedule 12A) - Reports in Part II of this agenda which contain exempt information are confidential.**

## Public Access Statement

- There is an opportunity for members of the public to ask questions at this meeting. Please submit your questions by email before 12 Noon on the Thursday before the meeting.
- Agendas and reports are normally published on the Council's website 5 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 contact us.
- Reports in Part I of this agenda are for public information. Any reports in Part II are exempt from publication due to the information included, under the Local Government (Access to Information) Act 1985.

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

### PART I (Open to the Public)

1. Apologies for absence.
2. Confirmation of the Minutes of the previous meeting.
3. Agreement of the Meeting between Parts I and II.
4. Matters of urgency/report especially brought forward with the permission of the Chairman.
5. Declarations of Interest.
6. Public Participation - the Chairman to advise the Committee on any requests received from members of the public to address the Committee.

### **Note:**

*A public participation feedback survey will be available at the meeting. Public speakers are invited to complete and return this form. The survey form is also available by contacting [comsec@teignbridge.gov.uk](mailto:comsec@teignbridge.gov.uk)*

7. Planning Applications for Consideration - to consider applications for planning permission as set out below. (Pages 1 - 90)

### **Notes:**

On 6 May 2014 the Council adopted the Teignbridge Local Plan 2013–2033. The Local Plan now has full development plan status and applications must be determined in accordance with the Local plan unless material considerations indicate otherwise.

Members are reminded that on 15 January 2012 Section 143 of the Localism Act 2011 came into force. This section provides that when determining planning applications, local planning authorities shall have regard to:

- (a) The provisions of the development plan, so far as material to the application;
- (b) Any local finance considerations, so far as material to the application; and

(c) Any other material considerations.

In this context 'local finance considerations' means grant or other financial assistance that has been, or will or could be provided by central Government or sums that a relevant authority, such as Teignbridge District Council has received, or will or could receive in payment of Community Infrastructure Levy.

On 13 October 2014 the Council introduced the Community Infrastructure Levy (or CIL) following the approval of the CIL Charging Schedule by the Independent Examiner in April 2014 and adoption by Full Council on 31 July 2014. CIL replaces Section 106 Agreements for the funding of infrastructure requirements arising from retail and residential developments.

The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and its provisions constitute material considerations which carry weight in the determination of planning applications. However the Local Plan was prepared in accordance with the NPPF and accordingly there should not be significant divergence between the policies of the Local Plan and the NPPF. Again, the Local Plan has primacy in determining applications.

Each report will give details of the relevant Local Plan policies and the relevant material considerations and the weight to be given to them.

Any representations received after the preparation of the reports will be placed on the Public Access area of the Council's Website and can be viewed prior to the Meeting.

<http://gis.teignbridge.gov.uk/TeignbridgePlanningOnline/Search.aspx>

- **NEWTON ABBOT - 17/01773/FUL - 6 Belvedere Road** - Proposed timber decking and pergola in rear garden of property. (Pages 1 to 5 attached).
- **STARCROSS - 17/01703/MAJ - Cockwood Harbour & Starcross Slipways, Cockwood** - Tidal defence scheme to include flood gate installation and replacement, slipway raising and wall raising at tidal inlets, together with a combination of raising, repair and reconstruction of Cockwood Harbour seawall, and associated works. (Pages 7 to 21 attached).
- **EXMINSTER - 15/00708/MAJ - Land at South West of Exeter, Matford** - Outline - residential development, mixed use local centre (Use Classes A1, A2, A3, A4, A5, D1 and B1), education facilities and sport and recreation, land for community buildings (Use Class D2), open space, Suitable Alternative Natural Green Spaces (SANGS), Sustainable Urban Drainage Systems works, new access and highways infrastructure including a bridge and related works (approval sought for access). (Pages 23 to 31 attached).
- **EXMINSTER/SHILLINGFORD ST GEORGE - 16/03251/MAJ - West Exe Park, Alphington** – Outline application for employment development (Use Classes B1, B2 and B8) up to 47,112 square metres (gross floor area) together with associated infrastructure including new vehicular access, an internal road layout, car parking, landscaping, services and all other associated development (approval sought for access). (Pages 33 to 65 attached).

- **KINGSKERSWELL - 16/01961/MAJ - Land to rear of Mount Pleasant Road** - Outline – residential development of up to 34 dwellings (all matters reserved for future consideration). (Pages 67 to 80 attached).
  - **DAWLISH - 16/02074/FUL - 1 Priory Park Road** - Decking and parking bay at front of property. (Pages 81 to 89 attached).
8. Dawlish, 13 Weech Road, Buildings at Risk (Pages 91 - 98)
  9. Breach of Planning Control - The Buntings, Higher Woodway Road, Teignmouth (Pages 99 - 106)
  10. Appeal Decisions - to note appeal decisions made by the Planning Inspectorate. (Pages 107 - 110)

## **PART II (Private)**

**Items which may be taken in the absence of the Public and Press on grounds that Exempt Information may be disclosed.**

NIL

## **FOR INFORMATION:**

### **Future meetings of the Committee**

24 October, 21 November, 19 December 2017. 23 January, 20 February, 20 March, 17 April, 15 May 2018.

### **Dates of site inspections**

Team 1 - 5 October 2017, 4 January, 29 March 2018

Chairman, Vice Chairman and Cllrs: Bullivant, Colclough, Hayes, Nutley, Price and Rollason

Team 2 - 12 November 2017, 1 February, 26 April, 2018

Chairman, Vice Chairman and Cllrs: Brodie, Dennis, Jones, Mayne, Orme, Parker

Team 3 - 30 November 2017, 1 March, 24 May 2018

Chairman, Vice Chairman and Cllrs: Austen, Clarence, Fusco, Keeling, Pilkington, Prowse and Winsor

## **APPENDIX 1**

### **THE LOCAL GOVERNMENT ACT 1972**

### **(Local Government (Access to Information) Act 1985)**

**List of Background Papers relating to the various items of reports as set out in Part I of the Agenda**

#### ***As relevant or appropriate:***

1. Applications, Forms and Plans.
2. Correspondence/Consultation with interested parties.
3. Structure Plan Documents.
4. Local Plan Documents.

5. Local/Topic Reports.
6. Central Government Legislation.