

Forde House
Newton Abbot
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8 December 2017

PLANNING COMMITTEE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 19th December, 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 (Vice-Chairman), Austen, Bullivant, Clarence, Colclough, Dennis, Fusco, Hayes, Brodie, Jones, Keeling, Mayne, Nutley, Orme, Parker, Pilkington, 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 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

AGENDA

PART I

(Open to the Public)

1. Apologies for absence.
2. Confirmation of the Minutes of the previous meeting. (Pages 1 - 10)
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.
7. Planning applications for consideration - to consider applications for planning permission as set out below.

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.

Where there has been a Committee site inspection, the report of the site inspection team will be accompanied by the Planning Committee report where applicable.

- a) SHALDON - 17/02014/FUL Storage and distribution centre, Long Lane - Change of use of yard from storage (Use Class B8) to General Industrial (Use Class B2) and extend working hours of building to 8.30am to 1pm on Saturdays_(Pages 11 - 24)
- b) DAWLISH – 17/01944/FUL Tucks Plot - 12 hole safari-themed adventure golf course with accompanying golf/refreshment kiosk_(Pages 25 - 34)
- c) NEWTON ABBOT - 17/02596/FUL - Market Walk - Renovation of Market Walk facades, provision of new canopy, new paving and associated works_(Pages 35 - 42)
- d) NEWTON ABBOT - 17/01503/VAR - Devon County Football Association, Coach Road - Variation of condition 2 on planning permission 92/0437/01/3 to accommodate the revised low energy lighting system_(Pages 43 - 48)

- e) NEWTON ABBOT - 17/02166/MAJ - Land At NGR 283353 2691, Howton Road - Outline application for up to 20 custom build dwellings (approval sought for means of access)_(Pages 49 - 66)
 - f) NEWTON ABBOT - 17/00618/MAJ - Western House, 10 Howton Road_(Pages 67 - 86)
Outline - erection of 32 dwellings including incidental open space, landscaping and an area of strategic green
 - g) DODDISCOMBSLEIGH - 17/02394/FUL - Mistleigh Farm Barns_(Pages 87 - 98)
Change of use of the building to allow for the storage and maintenance of historic and classic vehicles (Use class B8)
 - h) BOVEY TRACEY - 17/01934/FUL - The Paddocks, Southbrook Lane - Retention of use of building as a dwelling_(Pages 99 - 106)
8. Landscape Sensitivity to Solar and Wind Development in Teignbridge (Pages 107 - 384)
9. Appeal Decisions - to note appeal decisions made by the Planning Inspectorate. (Pages 385 - 386)

PART II (Private)

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

Local Government Act 1972 (Section 100 and Schedule 12A).

FURTHER INFORMATION:

Future meetings of the Committee

26 September, 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 - 7 September, 30 November 2017, 1 March, 24 May 2018

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

Notes for the Public

There is a limited 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.

You must email comsec@teignbridge.gov.uk or phone 01626 215112 to request to speak by **12 Noon** on the **Thursday prior to the Committee 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

Notes for Planning Committee members on determining applications

Members are reminded of their legal responsibilities when determining planning applications as set out in the planning practice guidance on the government website Gov.UK.

“Local authority members are involved in planning matters to represent the interests of the whole community and must maintain an open mind when considering planning applications. Where members take decisions on planning applications they must do so in accordance with the development plan unless material considerations indicate otherwise. Members must only take into account material planning considerations, which can include public views where they relate to relevant planning matters. Local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission, unless it is founded upon valid material planning reasons.”

S70 (2) of the Town and Country Planning Act 1990 and S38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be taken in accordance with the Council’s development plan unless there are material planning considerations that indicate otherwise.

[Article 32 of the Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) provides that, subject to additional publicity requirements, a local planning authority may depart from development plan policy where material considerations indicate that the plan should not be followed.

The development plan consists of the Teignbridge Local Plan and the Neighbourhood Plans.

The National Planning Policy Framework and National Planning Practice Guidance must also be taken into account.

S70 (2) of the Town and Country Planning Act 1990 provides that a local planning authority must have regard to a local finance consideration as far as it is material. A local finance consideration is defined as a grant or other financial assistance that has been, will or could be provided to a relevant authority by a Minister of the Crown Court (such as a New Homes Bonus payments) or sums that a relevant authority has, will or

could receive, in payment of the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular development will depend on whether it could help to make the development acceptable in planning terms.

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.