

Forde House  
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12 January 2018

## PLANNING COMMITTEE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 23rd January, 2018** 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, Mrs Hook (was Brodie), Jones, Keeling, Mayne, Nutley, Orme, Parker, Pilkington, Prowse, Rollason, Winsor and Connett (Reserve)

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

The Members of the Planning Committee as named below:

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
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

Note: 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 included in the late representations update sheet which has a deadline of noon on the Friday before Committee.

All planning documents can be viewed at [www.teignbridge.gov.uk/planningonline](http://www.teignbridge.gov.uk/planningonline).

- a) NEWTON ABBOT 17/02793/FUL, Waste Bulking Station, Brunel Road - Demolition of existing pre-cast concrete silo and erection of new portal framed unit to house new sort line and baler equipment\_(Pages 1 - 6)
  - b) TEIGNMOUTH - 17/02668/FUL - 44 Higher Brimley Road - Change of use of dwelling to HMO (House in Multiple Occupation)\_(Pages 7 - 14)
  - c) STARCROSS 17/02632/FUL, 9 Royal Way - Two storey extension and conversion of integral garage into a study\_(Pages 15 - 20)
  - d) STARCROSS 17/02727/FUL - Brickhouse Farm Barn, Mamhead - Conversion of storage barn to wedding/function venue including new access track, associated parking and landscaping\_(Pages 21 - 36)
  - e) STARCROSS 17/02759/LBC - Brickhouse Farm Barn, Mamhead - Conversion works to storage barn to use as wedding/function venue including new access track, associated parking and landscaping\_(Pages 37 - 48)
  - f) WOODLAND 17/02827/FUL, Chardonnay - Extension to existing authorised gypsy site to provide two additional, pitches\_(Pages 49 - 60)
8. Adoption of Criteria for Assessment of Local Heritage Assets - Register for Local Heritage Assets (Pages 61 - 70)
- To consider the adoption of Criteria for Assessment for Local Heritage Assets and to commence preparation of a Register for Local Heritage Assets
9. Appeal Decisions (Pages 71 - 72)
10. Teignbridge Residential Design Guide (Pages 73 - 260)
- To consider the draft Teignbridge Design Guide SPD and to approve it for consultation purposes.

## **PART II (Private)**

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

## **FOR 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

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## **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.