

Forde House
Newton Abbot
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9 February 2018

PLANNING COMMITTEE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 20th February, 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, J Hook (was 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

Public Access Statement Notes for the Public

- 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. You must email comsec@teignbridge.gov.uk or phone 01626 215112 by **12 Noon** on the **Thursday prior to the Committee meeting** to request to speak.
- 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, available at www.teignbridge.gov.uk/agendas
- All documents relating to planning applications can be viewed online at www.teignbridge.gov.uk/planningonline.
- **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. 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.

AGENDA

PART I

(Open to the Public)

1. Apologies for absence.
2. Minutes (Pages 1 - 10)
To confirm the minutes of the meeting held on 23 January, 2018.
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.

- a) Starcross 17/02632/FUL 9 Royal Way - Two storey extension and conversion of integral garage into a study_(Pages 11 - 18)
To consider the report of the site inspection held on 1 February 2018.
- b) DAWLISH - 18/00080/FUL - 46 Teignmouth Road, Teignmouth - Conservatory to front and enlargement of existing front dormer to include provision of Juliet balcony_(Pages 19 - 26)
- c) CHUDLEIGH - 17/02789/FUL - Market Way Car Park - Sustainable urban drainage system_(Pages 27 - 34)
- d) DAWLISH - 17/02327/FUL 25 Badlake Hill - Demolition of existing dwelling and redevelopment to provide three detached dwellings with integral garages and parking_(Pages 35 - 46)
- e) 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 47 - 88)
- f) NEWTON ABBOT 16/02826/MAJ - Brunel House, Forde Close - Hybrid planning application including full permission for the demolition of existing buildings and the erection of a Class A1 foodstore (1,140sqm net) with associated car parking and landscaping and outline permission for Class B1/B2 employment units with all matters other than access to be reserved (Pages 89 - 148)
- g) NEWTON ABBOT - 17/00618/MAJ Western House, 10 Howton Road, Outline - erection of 32 dwellings including incidental open space, landscaping and an area of strategic green infrastructure (all matters reserved for future consideration)_(Pages 149 - 168)
- h) EXMINSTER/SHILLINGFORD ST GEORGE -17/03039/MAJ, West Exe Park, Alphington - Outline - 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, internal road layout, car parking, landscaping, services and all other associated development (approval sought for access)_(Pages 169 - 214)

8. Appeal Decisions (Pages 215 - 218)

To note appeals made by the Planning Inspectorate.

PART II (Private)

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

9. Exclusion of the Public and Press

The Committee is recommended to approve the following resolution:

“That under Section 100(A)(4) of the Local Government Act 1972 the Press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 5 of Part 1 of Schedule 12A of the Act”.

10. 16/03251/MAJ - EXMINSTER/SHILLINGFORD ST GEORGE - West Exe Park, Alphington

To consider legal advice relating to the appeal against refusal of planning permission reference 16/03251/MAJ - Exminster/Shillingford St George - 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). (Report to follow).

FURTHER INFORMATION:

Future meetings of the Committee

20 February, 20 March, 17 April, 15 May 2018.

Dates of site inspections

Team 1 - 29 March 2018

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

Team 2 - 26 April, 2018

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

Team 3 - 1 March, 24 May 2018

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

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.