

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 20 February 2018

REPORT OF: Site Inspection Team – Councillors Smith (Chairman),
Bullivant (for Mayne) Dennis, Jones and Parker

**DATE OF SITE
INSPECTION:** 1 February 2018

**Newton Abbot - 16/02826/MAJ – ALDI, Brunel House, Forde Road
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**

Also present: Councillor Hayes, Dewhirst, Pilkington, Hocking, and two
representatives of the Town Council.

Apologies: Councillors J Hook, Kerswell

Purpose of Site Inspection:

In accordance with the procedure relating to major applications, the application below was the subject of a site inspection prior to being considered by the Committee. All members of the Committee were invited to attend the site inspection. The purpose of the inspection was to enable Members to familiarise themselves with the site. Members were unable to form an opinion on the applications without having first considered the detailed reports of the Business Manager which will be included in the Committee agenda for a future meeting.

This application was originally considered by Planning Committee in June 2017 and was resolved for approval subject to an improved design being submitted to and agreed by Officers. The improvements to the design were secured and the planning permission was issued in December. The decision was legally challenged on the grounds that the Officer's report and Planning Committee decision did not provide sufficient justification for departing from the Conservation Officer's advice regarding the impact on the setting of nearby designated heritage assets. The Committee must therefore re-determine the application and this site inspection was arranged so that Members could view the application from various viewpoints to consider, specifically, the impact on the nearby heritage assets. These viewpoints were: from the Long Room, first floor of the Listed Old Forde House; the boundary wall and listed gate pillars of Old Forde House; Torquay Road (A381), opposite the gate pillars; and along Queen Street (B3195) opposite Courtenay Park, overlooking the railway.

DENNIS SMITH
Chairman