

## PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

**DATE:** 17 APRIL 2018

**REPORT OF:** Site Inspection Team – Councillors Smith (Chairman), Kerswell (Vice Chairman), Clarence, Keeling, Nutley Prowse and Rollason

**DATE OF SITE INSPECTION:** 25 MARCH 2018

Also present: One representative of the Town Council and Councillor Gribble

Purpose of Site Inspection:

In accordance with the procedure relating to major applications, application 17/02118/MAJ 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. Application 17/02275/FUL is linked to the major application and therefore this was also the subject of the site inspection.

**(a) [17/02275/FUL](#) Indio House, Newton Road, Bovey Tracey, Widening of existing residential driveway and alterations to access**

The Planning Officer reported: that the existing access to Indio House is the proposed access for the proposed development the subject of the application below; the proposed alternations at the junction to improve the visibility splay; and a small number of trees to be removed to develop a vehicle waiting/passing area required because of the narrowness of the access.

The Site Inspection Team noted that there are no proposals to widen the existing un-adopted access road to the site.

**(b) [17/02118/MAJ](#) Land North of Indio House, Newton Road, Outline planning application for up to 30 dwellings and associated works (means of access to be determined only)**

The Planning Officer reported: that the site was allocated in the Local Plan; the application had been called in for Committee consideration by the Ward Members; the trees are protected by a woodland Tree Preservation Order; and the proposals for the access from the un-adopted road into the site;

The Site Inspection Team noted: the surrounding area and dwellings; the extent of the site's boundaries; the location of designated and undesignated heritage assets,

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trees situated within and surrounding the site; an indicative site layout plan; and the initial views of the Town Council.

DENNIS SMITH  
Chairman