

## **PLANNING COMMITTEE**

**WEDNESDAY, 29 AUGUST 2018**

Present:

Councillors Smith (Chairman), Austen, Bullivant, Colclough, Dennis, Fusco, Hayes, J Hook (was Brodie), Keeling, Kerswell, Nutley, Parker, Prowse, Rollason, Winsor and Russell (Reserve)

Members Attendance:

Councillor Clemens

Apologies:

Councillors Clarence, Jones, Mayne, Orme and Pilkington

Officers in Attendance:

Rosalyn Eastman, Principal Planning Officer  
Trish Corns, Democratic Services Officer  
Phillip Debidin – Legal Advisor

### **118. MINUTES**

The Minutes of the meeting held on 31 July were approved as a correct record and signed by the Chairman. (14 votes for, 0 against and 1 abstention).

### **119. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reminded Members that they should not vote on an application if they are not present at the meeting to hear the entire debate on the application. The Chairman also welcomed public speakers to the meeting.

### **120. DECLARATIONS OF INTEREST.**

There were no declarations of interest.

### **121. PLANNING APPLICATIONS FOR CONSIDERATION**

The Committee considered the reports of the Business Manager – Strategic Place, together with comments of public speakers, additional information reported by the officers and information detailed in the late representations updates document previously circulated.

- a) **TEIGNMOUTH - 18/00908/FUL - 137-139 Bitton Park Road, Teignmouth - Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) with ancillary seating, extraction, ventilation equipment and associated external alterations**

This application was withdrawn from the agenda at the Applicant's request.

- b) **NEWTON ABBOT - 18/01143/FUL - Foxley House, 18 Lonsdale Road - Garage with office above**

Public Speaker, Objector – Speaking on behalf of immediate neighbours, the proposal would be detrimental to the amenities of neighbours particularly overbearing, loss of privacy, overlooking, noise pollution; large plain wall just 2.5 metres from boundary; loss of light; The Retreat is just 3 metres from the boundary and set at a lower level than the application site; garage already floods and this will increase flooding and land slippage risk.

Public Speaker, Supporter – There would be no issues with regards to overlooking; the Conservation Office does not object to the principle of the garage; traditional materials will be used in keeping with the street scene; single storey and same height as the conservatory; and very little shadow will be cast from the proposal.

Comments made by Councillors included: The proposal would result in a detrimental impact on the Conservation Area; overbearing; and detrimental to the amenities of immediate neighbours.

It was proposed by Councillor Parker, seconded by Councillor Prowse and

Resolved

Permission be refused for the following reasons:

1. The proposed outbuilding, by reason of its scale, siting and design, does not preserve and enhance, and will have a detrimental impact on, the character and appearance of the Forde Park Conservation Area. It is therefore considered to be contrary to Policies S1 (Sustainable Development Criteria), S2 (Quality Development) and EN5 (Heritage Assets) of the Teignbridge Local Plan 2013-2033 and to the advice contained in the National Planning Policy Framework; and,

2. The proposed building, by reason of its scale, siting and design, will cause a loss of amenity to neighbouring residents of The Spinney and The Retreat, through its overbearing nature and loss of light and outlook. The application is therefore considered to be contrary to Policies S1 (Sustainable Development Criteria) and WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan 2013-2033.  
(16 votes for and 0 against)

**122. APPEAL DECISIONS**

The Committee noted appeal decisions made by the Planning Inspectorate on appeals against refusal of planning permission.

DENNIS SMITH  
Chairman