

TEIGNBRIDGE DISTRICT COUNCIL

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 18 December 2018

REPORT OF: Site Inspection Team – Councillors Smith (Chairman),
Clarence (Vice-Chairman), Bullivant, Nutley and
Rollason

DATE OF SITE INSPECTION: 29 November 2018

Purpose of the site inspections:

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.

(a) Newton Abbot Bradley - 18/00012/MAJ - Land At Ngr 284376 71456, Ogwell Mill Road- Hybrid application: Construction of 100 dwellings including all associated public open space, landscaping, surface water attenuation and all other external works. Outline planning permission sought for self-build, for Mr A West

Also present: Councillors Hocking and Dennis, two representatives of the Town Council, and the County Highways Officer.

Apologies: Cllrs Colclough and Hayes,

Members viewed the site from the proposed points of access off Emblett Drive, and Ogwell Mill Road. The site is allocated in the Local Plan.

The Planning Officer reported on the: extent of the site, the location of the access points the internal site layout including road layout and house types, the area identified for self-build, the percentage of affordable housing to be provided in accordance with policy requirements, archaeological interest in the site by Historic England, and Environmental Health's involvement in relation to any contamination of land issues.

The Site Inspection Team noted: the surrounding area, particularly at the access points, the boundaries and topography of the site, and location of mature trees and hedgerow which would be retained.

TEIGNBRIDGE DISTRICT COUNCIL

The County Highway Engineer reported further on the access and internal road layout proposals, on and off road parking provision, footpath and cycleway proposals, and the effect on the wider highway network.

DENNIS SMITH
Chairman