

PLANNING COMMITTEE

7 JULY 2020

Present:

Councillors Haines (Chairman), Goodman-Bradbury (Vice-Chairman), Bradford, Bullivant, Clarence, Colclough, H Cox, Hayes, J Hook, Jeffery, Keeling, Jenks, Kerswell, MacGregor, Nuttall, Nutley, Patch, Parker, J Petherick, Phipps and Wrigley

Apologies:
Councillors

Officers in Attendance:

Rosalyn Eastman, Business Manager, Strategic Place
Kelly Grunnill, Senior Planning Officer
Christopher Morgan, Trainee Democratic Services Officer
Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer
Beth Tipton, Administrative Assistant
Paul Woodhead, Solicitor & Deputy Monitoring Officer
Artur Gugula, Planning Officer

11. MINUTES

It was agreed that the minutes from the meeting of 23 June would be signed as a correct record at the next meeting.

12. PLANNING APPLICATIONS FOR CONSIDERATION - TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION AS SET OUT BELOW.

13. BOVEY TRACEY - 19/01532/FUL - BRIAN HARRIS LTD, POTTERY ROAD - CHANGE OF USE FROM COMMERCIAL VEHICLE REPAIRERS (B2) TO USE CLASSES B1, B2 & B8 WITH ANCILLARY SUI GENERIS USE FOR ELECTRIC MOPED/MOTORCYCLE TEST FACILITIES WITH WHOLESALE DISTRIBUTION

The Committee considered the agenda report and additional information reported by the Business Manager- Strategic Place.

Public Speaker – Objector: Points raised include: Increase in noise and air pollution, concerns about the parent company, refusal of past applications, detrimental of character of the area and amenities, they work later than working hours allow them to, lack of need, and lack of enforcement taken against site.

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Public Speaker - Supporter: Points raised include: History of employment in the area, permission should be granted so that improvements can be made to the site, local family history with site, no objections from consultees, and little impact from change of business.

The Business Manager clarified that enforcement had not been expedient to date.

Comments from Councillors include: Working hours are not being kept to, large number of objections from residents, permission shouldn't be retrospective, there should be planning enforcement, electric vehicles good for the environment, concerns about pollution, good for the declared climate emergency, and good for Teignbridge.

It was proposed by Councillor Haines and seconded by Councillor Wrigley that the application be approved as set out in the agenda report.

Councillor Bullivant did not vote on the application as he did not hear the entire discussion.

A roll call was taken

For

Cllrs Cox, Goodman-Bradbury, Haines, Hayes, Hook, Jeffery, Keeling, MacGregor, Nutley, Nuttall, Parker, Petherick and Wrigley.

Total: 13

Against

Cllrs Braford, Kerswell, and Patch.

Total: 3

Abstain

Cllrs Clarence and Colclough.

Total: 2

Resolved

That planning permission be granted subject to the following conditions

1. Development to be carried out in accordance with the approved plans
2. Within one month, beginning with the date on which this permission is granted, the parking facilities as detailed on the approved plans shall be provided and retained for that purpose at all times for the life of the development.
3. Works likely to give rise to significant levels of noise, which would include vehicle movements, shall be limited to Monday to Friday 0800 – 1800 and

Saturday 0800 – 1300. There shall be no works likely to give rise to significant levels of noise outside of these times, or on Sundays or on Bank Holidays;
4. Prior to the installation of any external lighting on the outside of buildings or elsewhere on the site, full details shall be submitted to the Local Planning Authority for approval.

14. ILSINGTON - 20/00434/FUL - TRAGO MILLS , LIVERTON - CONSTRUCTION OF A NEW SECONDARY ACCESS TO REAR OF SITE

The Committee considered the agenda report and additional information reported by the Business Manager- Strategic Place.

Public Speaker - Objector: Points raised include: The road is narrow, low visibility on the road, use of the road by pedestrians and horse riders, blind bend on the road, tight junctions, negative impact on road to Bickington, increased pollution from cars, concerns about school safety, and impact on character of the area.

Public Speaker - Supporter: Points raised include: Help to support jobs, A382 still needs works doing, helps reduce congestion on main road into Trago, increased traffic needs to be redirected, the access will be built before the road reaches the school, no objections from consultees, helps to secure the business from future problems, and helps with community recovery.

Comments from Councillors include: Will not reduce as much congestion as is claimed, worse use of car park assets by the applicant, concerns about the need to redirect traffic during construction, the amount of queueing on the roads has been underestimated, the traffic estimate is outdated due to new developments in the area, concerns about road safety in the area, concerns about road conditions, and concerns about validity of data.

The Planning Officer responded by stating that there were no objections from DCC, there would not be significant congestion, the application could not be refused on any highway grounds without showing alternative evidence as there had been no objections from the highway officer.

Further comments from Councillors included: Secondary road will not impact business, Bickington will be negatively impacted, the statistics are inaccurate, conclusions drawn from data are unrealistic, increase in traffic through Bickington, improvements made to the A382 can be used instead of a new access to help with traffic, Drumbridges isn't congested, and concerns that the new road will be a rat run.

The Planning Officer responded by saying that 1500 people were surveyed and that given the increase would be about 1000 cars during peak times on Saturday, the increase in traffic of 2 cars per minute was considered acceptable.

Further comments from Councillors included: Site is a flooding risk and there needs to be improvements made if this is to be included, the road is single lane, unsuitable road conditions, and unacceptable environmental impact.

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The Business Manager told the Committee that they would need clear Planning reasons to refuse the application, using NPPF guidance.

Further comments from Councillors include: The road is not as busy as other members suggest, most people travel the road on bicycles not by car, very few houses on Staplehill Road, road will have little impact on surrounding area including the school, the new route is shorter which would reduce traffic, there should be a roundabout included to help with traffic, road is an accident blackspot, contrary to policy S1, concerns about the highway assessments, and little room for cars to pass each other on road.

It was proposed by Councillor Patch and seconded by Councillor Petherick that the application be refused due to concerns about highway safety.

A roll call was taken.

For

Cllrs Bradford, Colclough, Cox, Hayes, Hook, Kerswell, MacGregor, Nutley, Nuttall, Parker, Patch, Petherick, and Wrigley.

Total: 13

Against

Cllrs Bullivant, Clarence, Jeffery, Keeling, Haines and Goodman-Bradbury

Total: 6

Resolved

That planning permission be refused due to concerns of highway safety.

Note: The decision to refuse the application was against officer recommendation. The Committee considered this application unacceptable for the reasons below.

Statement of Reason

The Committee considered this application unacceptable due to the proposed development impacting highway safety in the area. In particular, at the junction of Bickington Road and the A383 and at Bickington Road/Staplehill Road.

- 15. NEWTON ABBOT - 16/02693/MAJ - LAND AT BERRY KNOWLES, BOVEY ROAD - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (UP TO 135 DWELLINGS), ACCESS FROM OLD EXETER ROAD, PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED WORKS AND INFRASTRUCTURE (APPROVAL SOUGHT FOR ACCESS).**

A short break was taken by the Committee before the item.

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The Committee considered the agenda report as well as additional information provided by the Business Manager.

Public Speaker – Supporter: Spoke on the delivery of key infrastructure, the positive impact on the community, contributions to the local economy, the Local Plan, the inclusion of 30% affordable homes, 20% customer designed homes, and enhanced biodiversity.

Comments from Councillors included: The application would have easy access into town, there would be a cycle path included, the National Planning Policy Framework supports this application, the site would likely be included in the next Local Plan, the Jetty Marsh Link is positive, strong infrastructure included, little climate impact in terms of transport, this is a good deal and the infrastructure is green, is the space adequate for the number of dwellings, and concerns about building on greenfield sites.

In response the Planning Officer told the committee that there was adequate space for the number of dwellings.

It was proposed by Councillor Bullivant and seconded by Councillor Clarence that planning permission be granted subject to conditions outlined in the agenda report and update sheet and with ward member consultation.

A roll call was taken.

For

Cllrs Bullivant, Clarence, Colclough, Hayes, Hook, Jeffery, Keeling, MacGregor, Nutley, Parker, Petherick, and Goodman-Bradbury.

Total: 12

Against

Cllrs Bradford, Cox, and Patch.

Total: 3

Abstain

Cllrs Kerswell, Nuttall and Wrigley.

Total: 3

Resolved

That planning permission be granted subject to the following conditions:

- Submission of reserved matters (scale, appearance, landscaping and layout) required prior to commencement;

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- Reserved matters to be submitted within 3 years (5 years for custom-build plots);
- Development shall commence before the expiry of 2 years from the date of final reserved matters;
- Development to be carried out in accordance with the approved plans;
- Phasing details to be submitted (to include construction access, estate roads, landscaping);
- Full details of surface water drainage management system and foul drainage to be submitted to the Local Planning Authority for approval to comply with the submitted Flood Risk Assessment;
- Full details of surface water drainage management system during the construction period to be submitted and approved by the Local Planning Authority;
- Full details of the adoption and maintenance arrangements for the permanent surface water drainage management system;
- Construction Environmental Management Plan (CEMP) – Biodiversity and Construction;
- Landscape & Ecology Management Plan (LEMP);
- Hard surfacing to include detailed design of the footways/cycle path, drainage as well as other hard surfaces (Highways condition);
- Site access road shall be hardened, surfaced, drained and maintained to the satisfaction of the Local Planning Authority prior to first occupation;
- No development shall take place until details of the layout and construction of the access have been approved;
- Off-Site Highway Works - The off-site highway works as shown on drawing no. 0173.109 shall be constructed and made available for use before any other part of the development commences;
- Off-Site Highway Works - No occupation shall take place on site until the off-site highway works as shown on drawing no. 0173.121, 0173.106 have been constructed and made available for use;
- A scheme for interim ped / cycle connectivity
- No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation:
- Submission of a detailed lighting assessment (of impacts at both construction and operational phases);
- Provision of bird and bat boxes at a rate of 1 per dwelling;
- Tree protection details to be submitted for approval;
- Waste Audit Statement to be submitted for approval;
- Details of formal play to be approved (including quantum, location, layout, implementation, management and maintenance);
- Details of public open space to be approved (including quantum, location layout, implementation, management and maintenance);
- Full details of the hedge replacement shall be proposals to the eastern boundary shall be submitted to and approved by the LPA;
- Design code for the custom build dwellings to be submitted for approval;
- Design Code for entire site/parameter plan
- Carbon Reduction Plan
- Food Warning and Evacuation

- Finished floor levels of habitable dwellings shall be set no lower than 6.3mAOD
- Finished surface levels of garden and parking areas shall be set no lower than 5.85mAOD.
- Scheme to ensure that there is no net loss of floodplain storage as a result of any necessary reprofiling works
- Conditions to secure, where relevant, any other measures required to secure priority protected species.
- A condition requiring local food to be incorporated into landscape proposals at the reserved matters stage; and,
- An additional item relating to the inclusion of electric vehicle charging points.

16. APPEAL DECISIONS - TO NOTE APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE.

The Committee noted decisions made by the Planning Inspectorate.

The meeting started at 10.00 am and finished at 1.00 pm.

Chairman
Cllr M Haines

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