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Newton Abbot
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10 January 2020

<p>PLANNING COMMITTEE</p>

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 21st January, 2020** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

Yours sincerely

PHIL SHEARS
Managing Director

Membership: 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

Substitutes: Councillors Dewhirst, Jeffries, Russell, Austen, Daws and Hocking

Please Note: Filming is permitted during Committee meeting with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public. By entering the Council Chamber you are consenting to being filmed.

If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting

Public Access Statement

Information for the Public

Health and safety during the meeting. In the event the fire alarm sounds please evacuate the building calmly but quickly using the nearest exit available, do not stop to collect personal or other belongings and do not use the lift. Fire Wardens will assist you to safety and 'safety in case of fire instructions' are prominently displayed in the Council buildings and should be followed. Should an escape route be compromised the nearest alternative escape route should be used. Proceed quickly to the assembly point in the very far overflow car park. Please report to the person taking the roll-call at the assembly point if you have evacuated without being accounted for by a member of staff.

There is an opportunity for members of the public to speak on planning applications at this meeting. Full details are available online at www.teignbridge.gov.uk/planningcommittee.

Please email comsec@teignbridge.gov.uk or phone 01626 215112 to request to speak by **12 Noon** two working days before the meeting.

This agenda is available online at www.teignbridge.gov.uk/agendas five working days prior to the meeting. If you would like to receive an e-mail which contains a link to the website for all forthcoming meetings, please e-mail comsec@teignbridge.gov.uk

General information about Planning Committee, delegated decisions, dates of future committees, public participation in committees as well as links to agendas and minutes are available at www.teignbridge.gov.uk/planningcommittee

Any representations or information received after the preparation of the reports and by noon on the Friday before the planning committee will be included in the late updates sheet.

All documents relating to planning applications can be viewed online at www.teignbridge.gov.uk/planningonline. In the case of sensitive applications representations are not placed on the website All representations are read by the case officer and a summary of the planning matters raised is placed online instead.

AGENDA

PART I **(Open to the Public)**

7. Planning applications for consideration - to consider applications for planning permission as set out below. (Pages 3 - 6)

Planning Committee – Tuesday 21 January 2020

Late representations/updates

Item No.	Description
1	<p>IPPLEPEN – 19/00672/FUL – Great Ambrook, Ipplepen, Devon, TQ12 5UL – Construction of building for use as holiday accommodation (description amended 08.08.2019)</p> <p>A supporting letter dated 10 January 2020 has been received from the applicants which confirms that the applicants will be match funding the National Lottery Heritage Fund grant and reiterates the benefits that would flow from approving the proposals.</p> <p>A letter of objection has also been received in response to the applicants’ supporting letter dated 10 January 2020 which raises the following points:</p> <ul style="list-style-type: none"> • The walled garden is listed. • Access to the garden is via a private drive and there is no public access. • The garden has been undergoing a successful process of clearance and restoration since 1988 and there is no further requirement for ‘a use’ other than the continuation of the process of its refurbishment. • Teignbridge District Council previously issued an advisory note to all prospective purchasers that any application for residential development would not receive officer support. • The restoration process of the garden commenced in 1988.
2	<p>IPPLEPEN – 19/00976/LBC – The Italian Garden, Great Ambrook, Ipplepen, Devon, TQ12 5UL - Construction of building for use as holiday accommodation and associated works (description amended 08.08.2019)</p> <p>Please refer to update above for application 19/00672/FUL.</p>
3	<p>NEWTON ABBOT – 19/01005/FUL – Pascoe and Gill Garage, 128 Ashburton Road, Newton Abbot, TQ12 1RL – Construction of convenience store and associated parking areas</p> <p>No updates received</p>
4	<p>KINGSTEIGNTON – 19/00698/FUL – 15 Mill End, Kingsteignton, Newton Abbot, TQ12 3TW - Two storey extension and detached replacement garage</p> <p>No updates received</p>
5	<p>ABBOTSKERSWELL – 19/02270/FUL – The Meadows, Maddacombe Road, Kingskerswell, TQ12 5LF – Retention of new dwelling</p> <p>No updates received</p>
6	<p>NEWTON ABBOT/ABBOTSKERSWELL – 19/00238/MAJ – Langford Bridge Farm, Kingskerswell Road, Newton Abbot, TQ12 5LA - Hybrid planning application seeking full planning permission for part link road and vehicular access point to the site from</p>

Kingskerswell Road, outline planning permission for residential led mixed use development comprising up to 450 dwellings within Use Class C3, a local centre of up to 279 sq metres (GIA) with in Use Classes A1, A2, A3, D1 and D2, up to 22,000 sq metres of employment uses including all B class uses, infrastructure and associated development including demolition or conversion of existing farm buildings. Points of access and part link road submitted in full detail for approval with all other matters reserved

Link road extension to western boundary

For clarification, as regards the time-scales for providing the link road to the neighbouring boundary, it is intended that this should be delivered at an early stage in the life of the development. The trigger point for this will be determined through the s106 negotiations.

As outlined in the committee report, DCC Highways have confirmed that the full link road is not required across NA3 until either side of the allocation reaches 500 dwellings. It is important however that the link to the boundary is provided at an early stage so that, subject to the outcome of the neighbouring appeal, this element of the link road can unlock development on the immediately adjoining parcels, which would otherwise be isolated for a considerable period of time.

Segregated cycle/pedestrian path

The planning committee report references three s106 items related to the above. For clarification, a single 200k contribution is required as part of the development to provide a segregated cycle/footpath link towards the town centre. This will be provided either along the east of Decoy Industrial Estate, extending the existing cycle path, or will be provided along the western side of the industrial estate across TDC land to link with Public Footpath No.1.

Public Open Space (POS) and Surface Water Drainage

Ongoing discussions are taking place between the applicant and the Lead Flood Authority regarding surface water drainage. It is envisaged that this information will be provided prior to the planning committee. Officers will verbally update the committee.

We have received more information from the applicant relating to open space provision. This identifies that provision is in line with the relevant standards overall. More information on this will be given to Members at Committee.

Further consultation responses from residents

Three further consultations responses have been received since the committee report was completed. These are all from residents of The

Priory and relate to concerns regarding increased traffic using Priory Road. A further consultation response has also been received from the CPRE.

It should be noted that the Priory Road residential parcel, originally submitted as part of the application, has been deleted. Devon County Highways have no objection to the proposed development and its impacts on the local road network.

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