

E-mail: [comsec@teignbridge.gov.uk](mailto:comsec@teignbridge.gov.uk)

11 September 2023

## PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 19th September, 2023** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

PHIL SHEARS  
Managing Director

Membership: Councillors Atkins, Bradford (Vice-Chair), Bullivant, Goodman-Bradbury, Hall, Hook, MacGregor, Nutley, Nuttall, Palethorpe, C Parker (Chair), Parrott, Purser, Sanders, J Taylor, Williams and Buscombe

Substitutes: Councillors Clarence, Gearon, P Parker, Ryan, Wrigley and D Cox

**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. This meeting will be livestreamed on Youtube. By entering the meeting's venue you are consenting to being filmed.

## **Public Access Statement**

### **Information for the Public**

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](http://www.teignbridge.gov.uk/planningcommittee).

Please email [democraticservices@teignbridge.gov.uk](mailto:democraticservices@teignbridge.gov.uk) or phone 01626 215112 to request to speak by **12 Noon** two clear working days before the meeting.

This agenda is available online at [www.teignbridge.gov.uk/agendas](http://www.teignbridge.gov.uk/agendas) five clear 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 [democraticservices@teignbridge.gov.uk](mailto:democraticservices@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](http://www.teignbridge.gov.uk/planningcommittee)

The Local Plan 2014-2033 is available at <https://www.teignbridge.gov.uk/media/1669/local-plan-2013-33.pdf>

## **A G E N D A**

### **PART I**

**(Open to the Public)**

6. Planning applications for consideration - to consider applications for planning permission as set out below. (Pages 3 - 4)

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Late representations/updates

| Item No. | Description  |
|----------|--|
| 6.a      | 23/00483/VAR - Woodview Cofton Hill<br>Removal of condition 2 on planning permission 5/4/1326/29/2 (agricultural dwelling) relating to agricultural tying condition<br>No updates received |

| Item No. | Description   |
|----------|---|
| 6.b      | 23/01285/HOU - 21 Dagmar Street Shaldon<br>Retention of a first floor rear extension<br>No updates received |

| Item No. | Description   |
|----------|---|
| 6.c      | <p>23/00937/MAJ - Howton Field Howton Road</p> <p>Variation of condition 8, on planning permission 17/02166/MAJ (Outline application for up to 20 custom build dwellings (approval sought for means of access) to provide landscape and visual appraisal addendum, and highways and drainage information.</p> <p>1. <b>Consultation response received from TDC Waste Officer</b> which raises the following points. The full response can be viewed on the Council's website:</p> <p><i>I would appreciate having detail of the distances proposed from the collection points identified to the adopted highway. On the face of it these locations seem acceptable.</i></p> <p><i>It would also be important for me to confirm whether the 'turning head' shown in pink on the plan on page 13 of the design code is still to be offered for adoption as originally suggested?</i></p> <p><i>If we are to enter onto the estate with our vehicles, I would appreciate a swept path analysis of the road to show that the vehicles will be able to enter and turn safely.</i></p> <p><i>Road surfaces need to be sufficient enough to allow the 26 tonne vehicles access.</i></p> <p>2. <b>Consultation response received from DCC Highway Officer</b> which confirms there is no objection to the proposed development.</p> <p><i>The Design code has been updated to say "Use high quality traditional permeable materials and surfaces throughout and include two allocated car</i></p> |

*parking spaces per plot. Tarmac should be limited within the development to the site entrance, turning head and maintenance turning for the package treatment plant." This is acceptable to the Highway Authority.*

*It is noted that the footway along the northern boundary of the access has been removed.*

*Informative Note*

*The NA1 Houghton Barton allocation masterplan shows that the road from the north of this proposed site access is to be subject of a "prohibition of motor vehicles" order. Access therefore would need to be taken from the south via a junction from the new A382-A383 link road. This new southern access would need to be provided as part of the NA1 development before the access to vehicles is prohibited from the north.*

3. Para. 3.13 of the officer report states *amending detail of rear boundaries from walls to an unspecified material*, the revised Design Code sets out that secondary walls within the development will be constructed from stone, brick or rendered brickwork.