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6 December 2023

## PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Thursday, 14th December, 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:** The public can view the live streaming of the meeting at [Teignbridge District Council Webcasting \(public-i.tv\)](#) with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

**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 the TDC Website. 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)

**Planning Committee – Tuesday 14 December 2023**

**Updates/ Late representations**

| Item No. 7 | Description   |
|------------|---|
|            | 22/01151/MAJ - Langford Bridge Land At Ngr 287048 69192<br>Reserved Matters application for the construction of 40 dwellings including affordable housing, public open space and associated site infrastructure; pursuant to outline planning permission reference 19/00238/MAJ (approval sought for access, appearance, landscaping, layout and scale) |

**Further consultee responses:**

**Natural England (6 December 2023)**

*No objection.*

*Natural England advises that they concur with the conclusions of the shadow HRA, providing that all mitigation measures are appropriately secured in any planning permission given.*

**DCC Highways Officer (11 December 2023)**

*Further observations following additional information from the applicant:*

*Additional drawings have been submitted showing the general arrangement, long-sections and highway drainage.*

*The Highway Authority has no objections.*

**DCC Lead Local Flood Authority (LLFA) Officer**

*No further response gained.*

Case officer note: The layout has been designed to respond to the need to attenuate surface water run off rates. The matter is subject the control able to be exerted through Condition 12 attached to the outline permission. Discussion has been ongoing with the LLFA officer with regard to securing an acceptable scheme in accordance with the information submitted and agreed at outline stage.

**TDC Affordable Housing Officer (8 December 2023)**

*I understand that the concerns I raised about the dwelling size and mix not being reflected across the open market homes on this phase of the development will be addressed on further phases as the development progresses.*

*Further it has been confirmed that in accordance with the requirements of the s106 agreement all units will be provided to M4(2) standard.*

**TDC Waste Officer (re comment from 11th October)**

*“Collection points not adjacent to an adopted highway would not be accessible by the collection crews unless appropriate waiver signed by the developer.”*

Case Officer note: the appropriate signed waiver has now been received (8 December 2023).

**Late Representations:**

None received.

**Overall Officer comment:**

The recommendation remains as set out.