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14 October 2024

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 22nd October, 2024** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

PHIL SHEARS
Managing Director

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

Substitutes: Councillors Williams, Clarence, Gearon, P Parker, Ryan, Wrigley and Smith

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.

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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.

Please email democraticservices@teignbridge.gov.uk or phone 01626 215112 to request to speak by **12 Noon** two clear working days before the meeting. This will be on a Thursday before the meeting if the meeting is on a Tuesday.

This agenda is available online at 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

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

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 - 8)

Planning Committee – Tuesday 22 October 2024

Late representations/updates

Item No.	Description
	<p>23/00597/MAJ - Wolborough Barton Coach Road Approval of reserved matters (appearance, layout, scale and landscaping) for a section of road (Phase 2.1) of the approved development in accordance with Condition 1 of outline permission 17/01542/MAJ (APP/P1133/W/18/3205558)</p> <p>The applicant has submitted and circulated (to Planning Committee Members) a written response to the reasons for deferral of the application from last Planning Committee. It is understood that this response was circulated to Members on the 11th October 2024. It is considered that the response does not alter the recommendation made in the Committee Report.</p>

Item No.	Description
	<p>23/01310/MAJ - Wolborough Grange Newton Abbot Reserved matters application, pursuant to outline planning permission 17/01542/MAJ, for the construction of 94 dwellings (Parcel 2.2 and Parcel 2.3 of Phasing Plan 959-01 REV O), public open space and children's play space, pedestrian and vehicular links and associated landscaping and infrastructure</p> <p>Revised plans from the applicant received on 11th October 2024 in order to incorporate more natural stone and locally distinctive character. The changes include the below (as summarised by the applicant):</p> <p><u>Parcel 2.2</u></p> <ol style="list-style-type: none"> 1. Keys buildings indicated on drawings parcels (plots 1 and 10) and treated in natural stone and reflect the existing farm buildings on site. 2. Screen walls to plot 10 and 33 treated in natural stone. 3. Retaining walls appearing in the public domain faced with natural stone, eg. steps to front access of plots facing the spine road. 4. Slight re-arrangement of roof types, replacing hips with eaves fronted roofs to plots 2 – 4 and 7 – 9. This makes it less complicated with having steps between these plots. <p><u>Parcel 2.3</u></p> <ol style="list-style-type: none"> 1. As with point 1 in relation to parcel 2.2, key buildings have been indicated with the use of natural stone (plots 62, 67, 76, 79, 82 and 88), including screen walls and also the gables of plots 93 to 94 due to its presence to the curvature of the road.

2. Again, as per parcel 2.2, retaining walls visible to the public realm these will be faced with natural stone.
3. Reference to the character and appearance of number of terraced streets in Newton Abbot has been made. Brick detailing to windows and doors and varying depth band courses formed in contrasting bricks have been included.

The character and appearance of the following streets and roads within Newton Abbot has been used in order to feed into revised proposals.

- The Avenue
- Slade Lane
- Union Street
- Torquay Road
- Mount Pleasant Road
- Queens Street
- College Street

Due to the submission of revised plans, it is therefore recommended that Condition 1 be amended accordingly. The condition shall now include the following list of plans (those amended are **highlighted**):

Date Received	Drawing/reference number	Description
13 Jul 2023	21017.G1.200	Single Garages Plans & Elevations
13 Jul 2023	21017.154 REV A	Enclosures Details
24 May 2024	21017.2.3.CY.701 REV B	Cypress - Var. 1 - Plans & Elevations
24 May 2024	21017.2.3.CY.501 REV B	Cypress - Var. 1 - Plans & Elevations
24 May 2024	21017.2.3.BE.501 REV B	BEECH - VAR. 1 - PLANS & ELEVATIONS
24 May 2024	21017.2.3.B8.501 REV B	B8 - VAR. 1 - PLANS & ELEVATIONS
24 May 2024	21017.2.3.B5.501 REV B	B5 - VAR. 1 - PLANS & ELEVATIONS
24 May 2024	21017.2.3.B5.502 REV B	B5 - VAR. 2 - PLANS & ELEVATIONS
24 May 2024	21017.2.3.107 REV D	Refuse Strategy Parcel 2.3 (Bovis)
24 May 2024	21017.2.3.106 REV D	Adoptions Plan Parcel 2.3 (Bovis)
24 May 2024	21017.2.3.104 REV E	External Works Parcel 2.3 (Bovis).3 (Bovis)
24 May 2024	21017.2.3.103 REV C	Storey Heights Parcel 2.3 (Bovis)
24 May 2024	21017.2.2.PP.901 REV B	Poppy - Var. 1 - Plans & Elevations
24 May 2024	21017.2.2.FX.902 REV B	Foxglove - Var. 2 - Plans & Elevations
24 May 2024	21017.2.2.PP.901 REV B	Foxglove - Var. 2 - Plans & Elevations
24 May 2024	21017.2.2.FX.302 REV B	Foxglove - Var. 2 - Plans & Elevations
24 May 2024	21017.2.2.FX.301 REV B	Foxglove - Var. 1 - Plans & Elevations
24 May 2024	21017.152 REV C	Street Hierarchy Plan - Parcels 2.2 and 2.3
24 May 2024	21017.151 REV C	Character Areas Plan Parcels 2.2 and 2.3
24 May 2024	21017.100 REV B	Location Plan

24 May 2024	19627-PHL-06 REV D	Highway and Drainage Profiles
24 May 2024	19627-PHL-05 REV E	Swept Path Analysis
24 May 2024	19627-PHL-04 REV E	Extent of Adoption
24 May 2024	19627-PHL-03 REV E	Preliminary Highway Layout
24 May 2024	19627-E-02 REV F	External Levels Phase 2-3
05 Jun 2024	19627-PDL-01 REV G	Drainage Layout - Phase 2.2
05 Jun 2024	19627-PDL-02 REV E	Drainage Layout - Phase 2.3
03 Jul 2024	967/07	Phase 2.2 Pocket Play Detailed Design
03 Jul 2024	967/06	Phase 2.3 Details and Notes
03 Jul 2024	967/05	Phase 2.3 Planting Plan
03 Jul 2024	21017.2.3.108 REV D	Affordable Housing (Parcel 2.3)
03 Jul 2024	21017.2.3.101 REV G	Site Layout (Parcel 2.3)
03 Jul 2024	21017.2.2.109 REV B	Electrical Vehicle Charging Strategy (Parcel 2.2)
03 Jul 2024	21017.2.2.108 REV D	Affordable Housing (Parcel 2.2)
03 Jul 2024	21017.2.2.107 REV D	Refuse Strategy (Parcel 2.2)
03 Jul 2024	21017.2.2.106 REV E	Adoptions and Management (Parcel 2.2)
03 Jul 2024	21017.2.2.104 REV F	External Works Plan (Parcel 2.2)
03 Jul 2024	21017.2.2.103 REV D	Storey Heights (Parcel 2.2)
03 Jul 2024	21017.2.2.101 REV F	Site Layout (Parcel 2.2)
03 Jul 2024	19627-PHL-02 REV H	Phase 2.2 Swept Path Analysis
03 Jul 2024	19627-PHL-01 REV H	duplicate Phase 2.2 Highway Layiouty
03 Jul 2024	19627-PHL-01 REV H	Phase 2.2 Highway Layout
03 Jul 2024	19627-PDL-01 REV H	Phase 2.2 Drainage Layout
03 Jul 2024	19627-E-01 REV G	Phase 2.2 External Levels
03 Jul 2024	21017.2.2.TU.901	Tulip/Variation 1/ Plans & Elevations
03 Jul 2024	21017.2.2.SU.301 REV C	Sunflower / Variation 1 / Plans & Elevations
03 Jul 2024	21017.2.2.PP.301 REV C	Poppy / Variation 1 / Plans & Elevations
03 Jul 2024	21017.2.2.L4.301	L4 / Variation 1 / Plans & Elevations
03 Jul 2024	21017.2.2.AP3.301 REV A	Elevations
03 Jul 2024	21017.2.2.AP3.300 REV A	Plans
03 Jul 2024	21017.153 REV B	Site Sections
10 Jul 2024	21017.BC.200 REV C	Bin & Cycle Stores Plan & Elevations
09 Jul 2024	21017.2.2.AP3.300 REV A	Apartment Block 3 Plans - Linden Phase 2.2
09 Jul 2024	21017.2.2.AP3.301 REV A	Apartment Block 3 Elevations - Linden Phase 2.2
26 Jul 2024		Affordable Housing Schedule
30 Jul 2024	967_03 REV F	Phase 2.2 Planting Plan
30 Jul 2024	967_04 REV F	Phase 2.2 Details and Notes
30 Jul 2024	967_08 REV G	Phase 2.2 Management Area Plan
30 Jul 2024	967_09 REV D	Phase 2.3 Management Area Plan
30 Jul 2024		Carbon Reduction Plan

05 Aug 2024	967_10_PHASE 2.2 REV A	Phase 2.2 Tree Pit Schedule
05 Aug 2024	967_11_PHASE 2.3 REV A	Phase 2.3 Tree Pit Schedule
05 Aug 2024	967_02 PHASE 2.2 _REV G	Phase 2.2 Landscape Strategy
05 Aug 2024	967_01 PHASE 2.3 _REV E	Phase 2.3 Landscape Strategy
06 Aug 2024	21017.2.2.SN.301	Snowdrop - Var. 1 - Plans & Elevations
07 Aug 2024	21017.2.3.HL.501	Holly End - Var. 1 - Plans & Elevations
07 Aug 2024	21017.2.3.HL.502	Holly Mid - Var. 2 - Plans & Elevations
07 Aug 2024	21017.2.3.HL.701	Holly - Var. 1 - Plans & Elevations
07 Aug 2024	21017.2.3.HZ.501	Hazel End - Var. 1 - Plans & Elevations
07 Aug 2024	21017.2.3.HZ.502	Hazel Mid - Var. 2 - Plans & Elevations
08 Aug 2024	21017.2.2.PP.903	Poppy - Var. 3 - Plans & Elevations
08 Aug 2024	21017.2.2.SN.901	Snowdrop - Var. 1 - Plans & Elevations
08 Aug 2024	21017.2.3.109 REV A	Electical Vehicle Charging Strategy (Parce 2.3)
08 Aug 2024	959-DB07	Phase 2 Infrastructure RMA Tree Pit Detai in verge
11 Oct 2024	21017.2.3.SP.703 REV A	Spruce End - Var. 3 - Plans & Elevations
11 Oct 2024	21017.2.3.SP.702 REV C	Spruce - Var. 2 - Plans & Elevations
11 Oct 2024	21017.2.3.SP.701 REV C	Spruce - Var. 1 - Plans & Elevations
11 Oct 2024	21017.2.3.SP.501 REV C	Spruce - Var. 1 - Plans & Elevations
11 Oct 2024	21017.2.3.HZ.703	Hazel - Var. 3 - Plans & Elevations
11 Oct 2024	21017.2.3.HZ.702 REV C	Hazel - Var. 2 - Plans & Elevations
11 Oct 2024	21017.2.3.HZ.701 REV C	Hazel - Var. 1 - Plans & Elevations
11 Oct 2024	21017.2.3.HL.702	Holly - Var. 2 - Plans & Elevations
11 Oct 2024	21017.2.3.HL.701 REV A	Holly - Var. 1 - Plans & Elevations
11 Oct 2024	21017.2.3.CY.701 REV C	Cypress - Var. 1 - Plans & Elevations
11 Oct 2024	21017.2.3.B5.701 REV C	Plans & Elevations
11 Oct 2024	21017.2.3.203 REV A	Street Scene C-C D-D E-E
11 Oct 2024	21017.2.3.202 REV D	Street Scene B-B
11 Oct 2024	21017.2.3.201 REV D	Street Scene A-A
11 Oct 2024	21017.2.3.102 REV F	Materials Plan (Phase 2.3)
11 Oct 2024	21017.2.2.SU.301 REV D	Sunflower - Var. 1 - Plans & Elevations
11 Oct 2024	21017.2.2.PP.302 REV B	Poppy - Var. 2 - Plans & Elevations
11 Oct 2024	21017.2.2.FX.302 REV C	Foxglove - Var. 2 - Plans & Elevations
11 Oct 2024	21017.2.2.201.2 REV A	Street Scenes C-C and D-D
11 Oct 2024	21017.2.2.201.1 REV E	Street Scenes A-A and B-B
11 Oct 2024	21017.2.2.102 REV G	Materials Plan (Phase 2.2)
<p>In addition to the above, the applicant has submitted and circulated (to Planning Committee Members) a written response to the reasons for deferral of the application from last Planning Committee. It is understood that this response was</p>		

circulated to Members on the 11th October 2024. It is considered that the response does not alter the recommendation made in the Committee Report.

Furthermore, due to additional introduction of natural stone within the development which may not necessarily be a Devon red sandstone it is recommended that Condition 3 is amended and shall now read as follows:

Prior to the commencement of work to any of the natural stone walls including boundary walls, retaining walls and building elevations, as specified on plans referenced 21017 2.2 102 REV G Materials Plan (Phase 2.2) and 21017.2.3.102 REV F Materials Plan (Phase 2.3) and hereby approved, a sample panel of stonework shall have been constructed on site and made available for inspection, together with details and specification of materials used for its construction submitted to and approved in advance in writing by the Local Planning Authority. The sample panel shall be approximately 2 square metres in size. Once approved the panel shall remain on site until the completion of works and the stonework shall be constructed to match the approved sample panel and thereafter the natural stone walls shall be retained and maintained for the lifetime of the development.

REASON: To ensure that the development reflects the distinctive character of the local area using appropriate and high-quality materials.

Finally, the applicant has submitted three 'Design changes' documents which set you how dwelling elevations have been revised in order to incorporate more locally distinctive features as listed above. All three documents are available on the public application file.

Item No.	Description
	<p>23/01593/FUL - Golden Sands And Peppermint Park Caravan And Chalet Park, Warren Road Siting of 25 timber camping pods, gravel foundation pads, footpaths and associated facilities (retrospective)</p> <p>Report states the decision is subject to a S106 to rescind the earlier permission. This is amended to refer to the decision is subject to the applicant entering into a Unilateral Undertaking to prevent the use of an area of the wider site surrounding the pods where permission under 16/02736/MAJ allows its use for the siting of static caravans, touring caravans and camping. The location of this land will be made clear in the officer presentation.</p> <p>Condition 4 to include the wording "There shall be no more than 25 camping pods located on the site"</p>

Item No.	Description
	<p>23/01834/FUL - Golden Sands Holiday Park, Week Lane Alterations and extensions to existing clubhouse and reception/shop building including hard landscaping, crazy golf area, use of building as an activity centre and associated works including installation of pv panels on swimming pool building roof</p> <p>No updates received</p>

Item No.	Description
	<p>24/00750/FUL - The Lawn Tourist Information Centre, The Strand Retention of kitchen extract flue</p> <p>No updates received</p>

Item No.	Description
	<p>24/01126/FUL - Land At Torquay Road, Kingskerswell Construction of a micro energy storage facility</p> <p>1 letter of comment from a member of the public stating:</p> <p>I live nearby and occasionally hear a motor vehicle travelling and in excess of the 70mph national speed limit. The project needs crash barrier protection</p>