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8 November 2024

## PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Monday, 18th November, 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.

**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 Public-i. 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 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](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 – Monday 18 November 2024**

**Late representations/updates**

Item No.	Description
6(a)	<p>24/00694/MAJ - Wolborough Barton Coach Road</p> <p>Reserved matters application pursuant to outline planning permission 17/01542/MAJ for the construction of public open space, green infrastructure and drainage infrastructure (Area 2a Public Open Space and Green Infrastructure Phase 1). Approval sought for appearance, landscaping, layout and scale</p> <p>No further third party representations have been received.</p> <p>Additional comments have been received (on 11<sup>th</sup> November) from the DCC Highways officer:</p> <ul style="list-style-type: none"> <li>• Whilst the use [by bi-annual maintenance and other vehicles in emergencies] of the junction [ie that of the north end of Magazine Lane with Coach Road] would be low, and potentially the traffic on Coach Road would reduce once the new link road opens, the use of this existing junction [in such a manner] would not be acceptable to the Highway Authority.</li> <li>• The alternative route [ie, that from the south] is acceptable, and preferable to the use of the Magazine Lane/Coach Road junction.</li> <li>• (The construction spec. of the route will need to be sufficient to support the weight of an emergency tanker i.e highway spec rather than footway/cycleway spec.)</li> <li>• Any opportunity to design out Highway Safety risks/concerns should be grasped with both hands.</li> </ul> <p>Officer comment: The Highways Officer's points are noted. A further condition is recommended to be included, as below:</p> <p>7. Prior to the commencement of any works to the new cyclepath, footpaths and vehicular access paths, details of surfacing materials and means of construction for the entire length of the maintenance and emergency access to the pumping station, and the resurfacing of Magazine Lane between the junction with the pumping station access and Coach Road, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed and thereafter be maintained and retained in accordance with the approved details for the lifetime of the development.</p> <p>REASON: In the interest of highway safety, to ensure that the vehicular pumping station access route is appropriate for relevant vehicles and to ensure that the cycleway infrastructure is appropriate for its intended use.</p>

	<p>In addition to the condition, it is considered appropriate to omit drawing reference SK57-A (Pump Station Access) from Condition 1 (approved plans) given that the access arrangement is being altered in accordance with the comments from the Highways officer and above Condition 7.</p>
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	<p>Finally, the applicant has submitted an additional plan to demonstrate the levels and gradient of the cycleway and pump station access. This plan referenced 19545-PDL-02-05 Rev R (Drainage Layout Sheet 5 of 6) shall now be included in the recommended Condition 1 (approved plans).</p>
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