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9 December 2024

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 17th December, 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, Buscombe, Cox (Vice-Chair), Goodman-Bradbury, Hall, Hook, MacGregor, Nutley, Nuttall, Palethorpe, C Parker (Chair), Sanders, J Taylor and two vacancies

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.

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 - 6)

Planning Committee – Tuesday 17 December 2024

Late representations/updates

Item No.	Description
	<p>24/00220/MAJ - Parcel 2.1 East Wolborough Reserved matters application pursuant to outline planning permission 17/01542/MAJ for the construction of 150 dwellings (Phase 2.1) (approval sought for the access appearance, landscaping, layout and scale)</p> <p>No new third-party representations or consultation responses received.</p> <p><u>Correction:</u> An error has been identified in section 2.26 of the Committee Report relating to car parking provision. The final paragraph in this section should refer to the provision of 17 visitor/unallocated parking spaces - rather than 16.</p> <p><u>Policy Update:</u> In response to the ‘Proposed reforms to the National Planning Policy Framework and other changes to the Planning system’ consultation, on 12 December 2024 a revised version of the National Planning Policy Framework (NPPF) was published. It sets out the government’s planning policies for England and how these are expected to be applied.</p> <p>This revised framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, updated in February 2012, revised in July 2021, updated in September 2023 and revised in December 2023.</p> <p>Please note that the report makes reference to the December 2023 version. The New NPPF will be reviewed in advance of the Committee Meeting, and any changes material to the determination of this application for the approval of reserved matters will be updated to Members at the Meeting.</p> <p><u>Further Submission from the Applicant:</u> In response to the consultation response from the DCC Lead Local Flood Authority dated 28 November 2024, the applicant on 6th December issued a detailed response. With regard to both of these, the explanation and officer comment as it appears on p61 of the agenda is sustained.</p>

Item No.	Description
	<p>24/00301/MAJ - Land At Whitehill Road Newton Abbot Outline planning permission for residential development, with all matters reserved except for access</p> <p>One additional letter of objection has been received; however it does not raise any new concerns which otherwise would not already be covered in the Committee Report.</p>

Item No.	Description
	<p>24/00694/MAJ - Wolborough Barton Coach Road 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 new third-party representations or consultation responses have been received.</p> <p><u>Policy Update:</u> In response to the 'Proposed reforms to the National Planning Policy Framework and other changes to the Planning system' consultation, on 12 December 2024 a revised version of the National Planning Policy Framework (NPPF) was published. It sets out the government's planning policies for England and how these are expected to be applied.</p> <p>This revised framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, updated in February 2012, revised in July 2021, updated in September 2023 and revised in December 2023.</p> <p>Please note that the report makes reference to the December 2023 version. The New NPPF will be reviewed in advance of the Committee Meeting, and any changes material to the determination of this application for the approval of reserved matters will be updated to Members at the Meeting.</p>

Item No.	Description
	<p>24/00814/FUL - Various Sites Around Newton Abbot Devon Installation of Pulse Smart Hubs with integrated digital screens</p> <p>No new third-party representations or consultation responses have been received.</p> <p><u>Policy Update:</u> In response to the 'Proposed reforms to the National Planning Policy Framework and other changes to the Planning system' consultation, on 12 December 2024 a revised version of the National Planning Policy Framework (NPPF) was published. It sets out the government's planning policies for England and how these are expected to be applied.</p> <p>This revised framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, updated in February 2012, revised in July 2021, updated in September 2023 and revised in December 2023.</p> <p>Please note that the report makes reference to the December 2023 version. The New NPPF will be reviewed in advance of the Committee Meeting, and</p>

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