

PLANNING COMMITTEE

10 JUNE 2019

Present:

Councillors Haines (Chairman), Goodman-Bradbury (Deputy Chair), Bradford, Bullivant, Clarence, Colclough, H Cox, Hayes, J Hook, Keeling, Kerswell, Macgregor, Patch, Parker, J Petherick and Wrigley

Members in Attendance:

Councillors Hocking

Apologies:

Councillors D Cox, Nuttall, Nutley, Peart and Phipps

Officers in Attendance:

Rosalyn Eastman, Business Manager, Strategic Place
Nick Hill, Solicitor
Angharad Williams, Senior Planning Officer
Trish Corns, Democratic Services Officer

24. MINUTES

The Minutes of the meeting held on 16 April 2019 were confirmed as a correct record and signed by the Chairman.

25. CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed public speakers to the meeting. He also reminded Members of the Committee that they should not vote on an application if they are not present at the meeting to hear the entire debate on the application.

26. DECLARATIONS OF INTEREST.

There were no declarations of interest.

27. PLANNING APPLICATIONS FOR CONSIDERATION - TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION AS SET OUT BELOW.

The Committee considered the reports of the Business Manager – Strategic Place, together with comments of public speakers, additional information reported by the officers and information detailed in the late representations updates document previously circulated.

- a) **NEWTON ABBOT - 19/00190/FUL - Newton Abbot Centre Association, Kingsteignton Road - Roof canopy above main lobby doors**

It was proposed by Councillor J Hook, seconded by Councillor Hayes and

Resolved

Permission be granted subject to the following conditions:

1. Standard 3 year time limit for commencement.
 2. Development to be carried out in accordance with approved plans.
- (14 votes for and 0 against)

- b) **NEWTON ABBOT - 18/00012/MAJ - Land At Ngr 284376 71456, Ogwell Mill Road - Hybrid application. Construction of 97 dwellings including all associated public open space, landscaping, surface water attenuation and all other external works. Outline planning permission sought for self-build.**

The Senior Planning Officer updated members as follows:

- The receipt of two further objections received since the publication of the updates document, one of which was circulated at the meeting.
- The development proposes a total of 97 dwellings of which 5 are self build units. The site is allocated within the Local Plan under NA6. This identifies the site for at least 70 homes with 20% affordable.
- The site is within 600 metres of curlew breeding territory for which the applicant has agreed a contribution within the Section 106 Agreement.
- The proposals take account of the landscape territory. As one of the reasons for deferral at the last committee, much time has been spent between Officers and the applicant in an endeavour to overcome the concerns. The applicant has reduced the number of houses in order to allow views into and out of the site and the landscaping Officer has had discussions with the associated consultant in order to get the best outcome for the hilltop. This includes providing a number of trees, enhancement of the boundary treatments and providing full details at this stage rather than leave to condition.
- Comparing the previous scheme with the current scheme, the site layout pictures demonstrate how the houses at the far north west of the site have been reduced and how the rhythm of the street scene has improved to allow an enhanced façade. Garages allow for gaps to be formed between the properties allowing for the views. This was the result of a sightline study and ongoing discussions with officers. The reduction of the houses in this area, has also enabled a more varied streetscene to be formed, therefore creating more visual interest and subsequently a more legible development.
- The coloured site layout plan demonstrates the site is very 'green' and whilst full details of the proposed play area have been submitted, a contribution is still sought in regards to the NEAP at Ashburton Road. The play space has been well designed, in accordance with the Landscape Officer and the equipment in accordance with the Play Officer. The play space is DDA compliant and offers a varied level of play space. There is a recommended condition in respect to the boundary treatment of the play space.

- Refuse storage is provided within the boundaries of each dwelling and where the storage cannot be contained within a rear garden, the storage is to the front of the dwelling, and will be tucked behind a brick wall.
- There are no objections from the Highways Officer and there is 2.13 car parking spaces per plot including garages. The Section 106 Agreement includes provision for £500 per dwelling for travel planning and better travel outcomes.
- In response to climate emergency, the applicant is providing details of a scheme for 10% lower emissions than the prevailing building regulation requirements. This provides the flexibility to achieve the best scheme for the site.
- The recommendation has been updated from the report circulated with the agenda as set out in the updates document previously circulated.

Public Speaker, Objector – Objected on the grounds of: detrimental effect on the landscape and loss of skyline of trees; the scheme should be of an outstanding design for such a prominent site; contrary to Policies S2, EN2A and EN5; the current amended scheme is effectively similar to the original scheme, with the worst element being the bank of housing on the northern/western skyline boundary; this line should be replaced with single storey dwellings; and detrimental to the setting of the Listed ancient monument Castle Dyke.

Public Speaker, Objector – Objected on the grounds of: highway safety – the increased traffic from additional vehicles would be dangerous in the vicinity of the primary school, particularly at peak times; detrimental effect on the biodiversity and wildlife habitats of the site; a 1979 planning application was rejected on the grounds of detrimental to the landscape and skyline and bungalows only should be developed on the northern boundary of the site.

Public Speaker, Supporter – The application has been amended to address the issues the subject of the deferment of the application at the previous meeting. The site is allocated in the Local Plan. The number of units have been decreased to 97 with an affordable housing mix and layout. The development is of a high quality design. The garages along the northern boundary allow for views between the dwellings. The overall design and aesthetics of the site has been improved with a variety of boundary treatments and masonry walls for bin storage areas. 19 affordable houses would be provided. Car spaces provision has increased at a ratio of 2.13 per dwelling. The play area is DDA compliant. There are several mitigating measures. This includes a response to climate change for which there is no policy requirement but which the applicant is happy to include.

Comments from Councillors included: the site is visible from a number of public vantage points particularly from Highweek; bungalows currently predominate the view, which are below the skyline of the site leaving a view of the trees; the current proposal would destroy the skyline; bungalows only are acceptable for the skyline boundary; and little provision for on street parking.

In response to questions the Committee was advised that there is no national planning policy that skylines should not be breached with developed, or

restricting to single storey dwellings. There are limited public views of the site, and the Applicant has made efforts to overcome the reasons for deferral at the previous meeting. The garages along the skyline boundary resulting in a substantial single storey element enables views through the dwelling. The street scene and overall aesthetics of the site has significantly improved as detailed above.

Further comments from Councillors included: the housing numbers should be nearer to 70; the internal road width of 3 metres is narrow with on street parking; the landscape character assessments of 2009 and 2013 require a better development with single storey element for the northern and western boundaries to protect the landscape; and rear gardens face the play area.

The Business Manager advised that the 2009 and 2013 landscape assessments were part of the Local Plan process prior to adoption in 2014. Changes have been made to the proposal to address the landscape issues.

Additional Councillors' comments included: the site is not sensitive to the landscape or the historic setting; 10% carbon reduction is insufficient; garages are used in the calculations to result in a ratio of 2.13 per dwelling. However, garages should not be used in this calculations because garages are utilised other than for parking; reiteration of only bungalows for the northern/western boundary.

It was proposed by Councillor J Hook, seconded by Councillor Wrigley and

Resolved

The application be refused for the following reason:

1. The proposal as currently designed would have an unacceptable impact on the landscape as a consequence particularly of the number of dwellings proposed and the nature and location of the development on the northern boundary, contrary to policies of the Local Plan and the Newton Abbot Neighbourhood Plan.

(15 votes for and 0 against)

Note: The refusal of this application is contrary to the advice of the Business Manager. The Committee considered the application unacceptable for the reasons outline above.

28. APPEAL DECISIONS - TO NOTE APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE.

The Committee noted appeal decisions made by the Planning Inspectorate. The Business Manager updated Members on costs that had been recently awarded against the Council.

29. APPOINTMENT OF SITE INSPECTION TEAMS

Resolved

Site inspection Teams be appointed as follows:

Team 1:

Chairman, Vice Chairman

Councillors Bradford, Clarence, J Hook, Keeling, Kerswell, Nutley

Team 2: Chairman, Vice Chairman

Councillors Bullivant, D Cox, MacGregor, Nuttall, Parker, Patch, Petherick,

Team 3:

Chairman, Vice Chairman

Councillors Colclough, H Cox, Hayes, Peart, Phipps, Wrigley

COUNCILLOR M HAINES
Chairman