

**Teignbridge District Council– Decisions taken by the Planning Committee on Tuesday, 18 February 2020**

Agenda Item No	Topic	Decision
	Minutes	The Minutes of the meeting held on 21 January 2020 were confirmed as a correct record and signed by the Chairman, subject to three amendments.
	Declarations of Interest.	Councillors Wrigley and J Hook both declared a non-pecuniary interest for applications 19/02437/FUL and 19/02438/FUL due to being the current and previous Portfolio Holders for housing respectively.
	<p>NEWTON ABBOT - 19/02437/FUL - Car Park At 69-71 East Street, East Street - Five affordable apartments together with provision for electric car charging points</p>	<p>It was proposed by Councillor Hayes and seconded by Councillor J Hook and</p> <p><b>RESOLVED</b></p> <p>That permission be granted subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Time limit for commencement (3 years)</li> <li>2. To be built in accordance with approved plans</li> <li>3. Prior to commencement – submission of a Construction Management Plan</li> <li>4. Prior to Installation – Submission of natural slate sample to be used for the roofs</li> <li>5. Prior to part removal of the wall on the eastern boundary – Submission of details of the finishing to the edge/pier of the wall</li> <li>6. Prior to installation, details of air source heat pump location, enclosure and noise rating to be submitted and approved</li> <li>7. Unsuspected land contamination</li> <li>8. Works in accordance with an Archaeological Written Scheme of Investigation</li> <li>9. Electric Car Charging Points to be provided prior to first occupation</li> </ol> <p>(19 for and 0 against)</p>
	<p>NEWTON ABBOT - 19/02438/FUL - Garages Off Drake Road, Newton Abbot - Two semi-detached houses</p>	<p>It was proposed by Councillor J Hook and seconded by Councillor Wrigley and</p> <p><b>RESOLVED</b></p>

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	with associated and residents parking	<p>That permission be granted subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. 3 Year time limit</li> <li>2. Compliance with the approved drawings</li> <li>3. No development until temporary refuse details have been agreed</li> <li>4. Construction Management Plan condition</li> <li>5. Parking spaces to be made available and retained at all times and provided prior to occupation of the approved dwellings</li> <li>6. Prior to installation, details of air source heat pump location, enclosure and noise rating to be submitted and approved</li> <li>7. Electric Car Charging Points to be provided prior to first occupation</li> <li>8. Unsuspected contamination condition</li> <li>9. Obscure glazing to rear windows</li> <li>10. Drainage condition</li> <li>11. Construction in accordance with the supplied level details</li> <li>12. Retention of refuse details shown on plan</li> <li>13. Removal of permitted development rights for windows and roof windows on the rear</li> <li>14. Development carried out in accordance with the recommendations within the ecological report</li> </ol> <p>(16 for, 2 against, and 1 abstention)</p>
	ABBOTSKERSWELL - 19/02270/FUL - The Meadows, Maddacombe Road - Retention of new dwelling	<p>It was proposed by Councillor Patch and seconded by Councillor Bradford and</p> <p><b>RESOLVED</b></p> <p>That permission be granted subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1) 3 year time limit</li> </ol>

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		2) Compliance with the approved drawings 3) Curtilage of dwellinghouse be limited to land within the redline; 4) Permitted development rights removed for extensions including roof enlargements to dwelling and for outbuildings in curtilage 5) The link between the dwelling and the land/small holding shall remain. 6) Off grid energy supply to dwelling; 7) Removal of static caravan on site once dwelling approved able to be occupied. (10 for and 9 against)
	TEIGNMOUTH - 19/01476/FUL - Land Adjacent 6 Mulberry Street, Teignmouth - Two dwellings	It was proposed by Councillor J Petherick and seconded by Councillor Keeling and  RESOLVED  That decision be deferred pending a member’s Site Inspection. (18 for and 1 against)
	BOVEY - 19/01342/FUL - Sabre Power, Station Park - Construction and operation of an urban reserve 2.5MW gas fired power plant and associated equipment	It was proposed by Councillor Haines and seconded by Councillor Kerswell and  RESOLVED  That permission be refused for the following reasons:  1) The development proposes electricity production from natural gas. The proposal as described in the application will not contribute to the goal embedded in policy S7 of seeking to achieve reductions in carbon emissions across the district. 2) No information has been provided to demonstrate that the proposal has been designed to minimise its carbon policy footprint in accordance with Policy EN3. (19 for and 0 against)

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	<p>IPPLEPEN - 19/01877/FUL - Moorwood, Moor Road - The temporary stationing of a log cabin for 3 years to serve as a key worker supervisory dwelling in connection with equestrian use</p>	<p>It was proposed by Councillor Wrigley and seconded by Councillor MacGregor and</p> <p><b>RESOLVED</b></p> <p>That planning permission be refused for the following reasons:</p> <p>The structure proposed to serve as temporary residential accommodation is considered inappropriate for this proposal as there is insufficient information submitted with the application to identify how it would meet the objectives of policies S7 and EN3 of the Teignbridge Local Plan in relation to how it would be insulated or would otherwise seek to minimise its carbon emissions as well as in relation to proposals for its re-use following the expiration of the proposed temporary period.</p> <p>The proposal is considered to be contrary to Policy WE9 of the Teignbridge Local Plan as the identified commercial equine use of the site has not yet commenced.</p> <p>(12 for, 4 against and 2 abstentions)</p>
	<p>Appeal Decisions - to note appeal decisions made by the Planning Inspectorate.</p>	<p>The Committee noted the appeal decisions made by the Planning Inspectorate.</p>