

Forde House
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10 November 2017

PLANNING COMMITTEE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 21st November, 2017** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

Yours sincerely

NEIL AGGETT
Democratic Services Manager

Distribution: Councillors Smith (Chairman), Kerswell (Deputy Chair), Austen, Brodie, Bullivant, Clarence, Colclough, Dennis, Fusco, Hayes, Jones, Keeling, Mayne, Nutley, Orme, Parker, Pilkington, Price, Prowse, Rollason and Winsor

Substitutes: Councillors Connett, Dewhurst, Golder, Haines, Hocking, Russell and Thorne

The Members of the Planning Committee as named below:

A link to the agenda on the Council's website is emailed FOR INFORMATION (less reports (if any) containing Exempt Information referred to in Part II of the agenda), to:

- (1) All other Members of the Council
- (2) Representatives of the Press
- (3) Requesting Town and Parish Councils

If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting

Local Government Act 1972 (Section 100 and Schedule 12A) - Reports in Part II of this agenda which contain exempt information are confidential.

Public Access Statement

- There is an opportunity for members of the public to ask questions at this meeting. Please submit your questions by email before 12 Noon on the Thursday before the meeting.
- Agendas and reports are normally published on the Council's website 5 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 contact us.
- Reports in Part I of this agenda are for public information. Any reports in Part II are exempt from publication due to the information included, under the Local Government (Access to Information) Act 1985.
- 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

AGENDA

PART I

(Open to the Public)

1. Apologies for absence.
2. Confirmation of the Minutes of the previous meeting. (Pages 1 - 10)
3. Agreement of the Meeting between Parts I and II.
4. Matters of urgency/report especially brought forward forward with the permission of the Chairman.
5. Declarations of Interest.
6. Public Participation - the Chairman to advise the Committee on any requests received from members of the public to address the Committee.

Note:

A public participation feedback survey will be available at the meeting. Public speakers are invited to complete and return this form. The survey form is also available by contacting comsec@teignbridge.gov.uk

7. Planning Applications for Consideration - to consider applications for planning permission as set out below.

Notes:

On 6 May 2014 the Council adopted the Teignbridge Local Plan 2013–2033. The Local Plan now has full development plan status and applications must be determined in accordance with the Local plan unless material considerations indicate otherwise.

Members are reminded that on 15 January 2012 Section 143 of the Localism Act 2011 came into force. This section provides that when determining planning applications, local planning authorities shall have regard to:

- (a) The provisions of the development plan, so far as material to the application;
- (b) Any local finance considerations, so far as material to the application; and
- (c) Any other material considerations.

In this context 'local finance considerations' means grant or other financial assistance that has been, or will or could be provided by central Government or sums that a relevant authority, such as Teignbridge District Council has received, or will or could receive in payment of Community Infrastructure Levy.

On 13 October 2014 the Council introduced the Community Infrastructure Levy (or CIL) following the approval of the CIL Charging Schedule by the Independent Examiner in April 2014 and adoption by Full Council on 31 July 2014. CIL replaces Section 106 Agreements for the funding of infrastructure requirements arising from retail and residential developments.

The National Planning Policy Framework (NPPF) came into effect on 27 March 2012 and its provisions constitute material considerations which carry weight in the determination of planning applications. However the Local Plan was prepared in accordance with the NPPF and accordingly there should not be significant divergence between the policies of the Local Plan and the NPPF. Again, the Local Plan has primacy in determining applications.

Each report will give details of the relevant Local Plan policies and the relevant material considerations and the weight to be given to them.

Any representations received after the preparation of the reports will be included in the late representations update sheet which has a deadline of noon on the Friday before Committee.

All planning documents can be viewed at www.teignbridge.gov.uk/planningonline.

- a) SHALDON - 17/01385/VAR - Highfield, Torquay Road - Variation of condition 2 on planning permission 15/01503/VAR to amend access road_(Pages 11 - 22)
- b) NEWTON ABBOT - 17/02129/FUL - 3 Market Walk, Newton Abbot_(Pages 23 - 26)
 - a) **17/02129/FUL** - New air conditioning condensers and extract grilles.
 - b) **17/02130/ADV** - One new fascia sign, one new projecting sign and two internal posters.
- c) IPPLEPEN - 17/01883/FUL - Camping and Caravan Site, Dornafeld Farm - Grasscrete driveway, construction_(Pages 27 - 30)

- d) DAWLISH - 17/01944/FUL - Adventure Golf, Tucks Plot - 12 hole safari-themed adventure golf course with accompanying golf/refreshment kiosk (Pages 31 - 38)
 - e) SHALDON - 17/02014/FUL - Shaldon Storage & Distribution Centre, Long Lane - Change of use of yard from storage (Use Class B8) to General Industrial (Use Class B2) and extend working hours of building to 8.30am to 1pm on Saturdays_(Pages 39 - 48)
 - f) NEWTON ABBOT - 17/02338/VAR - Coombeshead Academy, Coombeshead Road - Variation of condition, 2 on planning permission 15/00467/FUL to allow new lighting scheme_(Pages 49 - 54)
8. Vacant Building Credit - The Council's Approach in Considering Planning Applications (Pages 55 - 62)
9. NA1 Newton Abbot Houghton Barton Development Framework Plan (Pages 63 - 246)
10. Appeal Decisions (Pages 247 - 248)
To note appeal decisions made by the Planning Inspectorate.

PART II (Private)

Items which may be taken in the absence of the Public and Press on grounds that Exempt Information may be disclosed.

Please note that an informal briefing for Members on the Residential Design Guide will be held at the close of the meeting

FOR INFORMATION:

Future meetings of the Committee

19 December 2017.

23 January, 20 February, 20 March, 17 April, 15 May 2018.

Dates of site inspections

Team 1 - 4 January, 29 March 2018

Chairman, Vice Chairman and Cllrs: Bullivant, Colclough, Hayes, Nutley, Price and Rollason

Team 2 - 1 February, 26 April, 2018

Chairman, Vice Chairman and Cllrs: Brodie, Dennis, Jones, Mayne, Orme, Parker

Team 3 - 30 November 2017, 1 March, 24 May 2018

Chairman, Vice Chairman and Cllrs: Austen, Clarence, Fusco, Keeling, Pilkington, Prowse and Winsor

APPENDIX 1

THE LOCAL GOVERNMENT ACT 1972

(Local Government (Access to Information) Act 1985)

List of Background Papers relating to the various items of reports as set out in Part I of the Agenda

As relevant or appropriate:

1. Applications, Forms and Plans.
2. Correspondence/Consultation with interested parties.
3. Structure Plan Documents.
4. Local Plan Documents.
5. Local/Topic Reports.
6. Central Government Legislation.