

PLANNING COMMITTEE

19 JANUARY 2021

Present:

Councillors Haines (Chair), Goodman-Bradbury (Vice-Chair), Bradford, Bullivant, Clarence, Colclough, H Cox, Hayes, J Hook, Jeffery, Kerswell, MacGregor, Nuttall, Nutley, Patch, and Parker

Members in Attendance:

Councillor Mullone

Officers in Attendance:

Rosalyn Eastman, Business Manager, Strategic Place
Trish Corns, Democratic Services Officer
Artur Gugula, Planning Officer
Anna Holloway, Senior Planning Officer
Christopher Morgan, Trainee Democratic Services Officer
Suzanne Walford, Solicitor

24. MINUTES

The minutes of the previous meeting were signed as a correct record with one amendment.

25. DECLARATIONS OF INTEREST.

Councillor Nutley declared an interest in application 20/01853/VAR as they were close friends with a neighbour. They were still able to vote on this item.

Councillor Patch declared an interest in application 20/01853 as they had met the applicant. They did not vote on this item.

Councillor Bradford declared an interest in TPO E2/01/154. They did not vote on this item.

Councillor Bullivant declared an interest in application 20/02097/HOU due to their relationship with a neighbour. They did not vote on this item.

26. PUBLIC PARTICIPATION

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

Planning Committee (19.1.2021)

The Chair informed the Committee that the recommendations for items 6a and 6b had been updated to request deferment to a future meeting.

It was proposed by Councillor Haines and seconded by Councillor Goodman-Bradbury that the items be deferred. A roll call was taken - see attached Roll Call sheet.

a) **20/01853/VAR Car Wash 128 Ashburton Road, Newton Abbot (Pages 11 - 12)**

The Business Manager presented the application to the Committee.

Public Speaker, Supporter – Spoke on:

- Site history since 1993, including approval of car wash
- Similar approved applications in the area
- Supports local jobs
- No objections from Town Council

The Business Manager clarified that the approval of the car wash in 1993 was specifically only for a jet wash under certain circumstances.

Comments from Councillors include:

- Noise complaints have been satisfied
- Site is in well accessible location
- Amendment could be added to limit noise on site

It was proposed by Councillor Bullivant and seconded by Councillor Parker that permission be granted subject to conditions provided by the Business Manager.

A roll call was taken – see attached roll call sheet.

Resolved

That permission be granted, with delegated authority to the Business Manager draft the conditions in consultation with Ward Members.

Note – The approval of the application was contrary to the advice of the Business Manager. The Committee considered the application acceptable for the following reasons:

Statement of Reasons

The Committee considered the application acceptable for the following reasons

- Ease of access
- No noise complaints since 2017

b) **20/01107/FUL - Land Adjacent 6 Mulberry Street, Teignmouth (Pages 13 - 16)**

Planning Committee (19.1.2021)

The Business Manager presented the application to the Committee.

Public Speaker, Objector – Spoke on:

- The number of representation received
- Negative effects on residents
- Reduced light
- Application will cause parking issues
- Similar applications received

Comments from Councillors include

- No planning reasons to refuse this
- Lack of carbon calculator
- Parking issues
- Land is brownfield
- Poor access
- Overlooking

It was proposed by Councillor J Hook and seconded by Councillor Parker that decision be deferred.

It was then proposed by Councillor Haines and seconded by Councillor Goodman-Bradbury that permission be granted as set out in the agenda report. This became the amendment to the first motion.

A roll call was taken on the amendment – see attached roll call sheet.

A roll call was then taken on the new motion.

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;
3. Unsuspected contamination condition;
4. Submission of and approval of a Written Scheme of Investigation (WSI) to secure the implementation of a programme of archaeological work;
5. No part of the development shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to and approved by the Local Planning Authority;
6. Prior to first use on the building a sample of the slate to be used shall be submitted and agreed in writing by the Local Planning Authority;
7. No part of the development shall be commenced until a Construction Management Plan has been submitted and agreed;
8. Details of materials and boundaries to be agreed prior to installation;
9. Removal of permitted development rights for boundary treatments, roof enlargements/extensions and extensions to the dwellings;
10. Details of ecological enhancement measures.

c) **18/01178.MAJ - Golden Sands, Dawlish (Pages 17 - 18)**

The Planning Officer presented the application to the Committee.

Public Speaker, Objector – Spoke on:

- Contrary to various policies
- Lack of need due to other holiday parks
- Limited green spaces
- Disagreement with highway report statistics
- Infrastructure issues
- Sewage issues already
- Water pressure issues
- Natural decline of field will cause issues
- Increase in pollution
- Number of representations
- Issues with ambulances accessing site
- Permanent residence issues

Objectors Statement read by Chair

- Overdevelopment
- Negative effect on existing properties
- Ecological issues
- Antisocial behaviour increase possible
- Overlooking

Supporter

- No material issues
- Applicant has several successful similar properties
- Lack of statutory objections
- No issues regarding local bats
- Existing holiday parks already overlook
- Big increase in local economy
- Fits in with the local plan
- Conditions can satisfy other issues

Comments from Councillors include

- This is a change in accommodation
- Need for accurate resident records
- Lack of drainage plan
- Flood risks
- Overdevelopment
- Pollution increase
- Concern about ecology
- Sewage upgrades required first
- Concerns about water levels
- Concerns about visitors
- More plans should be in place
- Open recreational land

Planning Committee (19.1.2021)

In response to comments, the Planning Officer stated that they could get in contact with South West Water and others about satisfying conditions and dealing with any concerns.

It was proposed by Councillor MacGregor and seconded by Councillor Goodman-Bradbury that permission be refused due to lack of drainage plan and overdevelopment.

A roll call was taken – see attached.

Resolved

Permission be refused due to overbearing and lack of drainage plan.

Note – Refusal of the application was contrary to the advice of the Business Manager. The Committee considered the application unacceptable for the reasons below.

Statement of Reasons

The Committee considered the application unacceptable for the following reasons:

- Overdevelopment
- Lack of drainage plan

d) **20/00805/FUL Shell Cove House, Dawlish (Pages 19 - 20)**

The Planning Officer presented the application to the Committee.

Public Speaker, Objector – Spoke On:

- Issues with cliff ie slope failure
- Negative impact on amenities
- Previous application was rejected
- Overdevelopment

Public Speaker, Supporter – Spoke on:

- Site is within Dawlish
- Similar to surrounding properties
- Network rail assessment of cliff is positive
- No detrimental impact on neighbouring properties

The Planning Officer confirmed that Network Rail had approved of the application.

Comments from Councillors include

- Development should be sustainable
- Electric vehicles provisions should be included
- Fire vehicles must be able to access the site
- The houses on site are attractive

- No planning reasons for refusal

It was proposed by Councillor Goodman-Bradbury and seconded by Councillor Haines that permission be granted as set out in the agenda report, with the addition of a condition regarding electric vehicles.

A roll call was taken – see attached.

Resolved

Permission be granted subject to the following conditions

- Standard time for commencement
- Accord with plans
- Construction Management Plan
- Construction Methodology
- Provision of visibility splays
- Lighting Assessment
- Compliance with Ecology Report including previous recommendations
- Access strip between Bradenton House and Papillon to not be used
- Provision of parking
- Landscape Scheme including biodiversity enhancements
- Details of boundary treatments
- Material details
- Obscure glazing
- Survey and assessment of surface water system
- Full details of the design of the proposed permanent surface water drainage management system
- Details of exceedance paths and overland flows
- Maintenance Management Plan
- Method and programme for monitoring of the stability of the cliff
- Permitted Development rights removed
- Electric Vehicle readiness

e) **TPO - E2.01.154, Newton Abbot (Pages 21 - 22)**

The TPO Officer introduced the application to the Committee.

Public Speaker, Objector – Spoke on:

- Tree presents a danger to resident
- Other trees in area negatively affect the tree
- History of tree incidents in area

Comments from Councillors include

- Tree is a danger to residents
- Tree should be preserved
- Similar trees prone to collapse
- The tree is near the end of its life
- Sloped road causes problems
- Similar issues elsewhere

- Use of tree doctor possible

It was proposed by Councillor Colclough and seconded by Councillor Haines that the TPO be approved as set out in the report.

A roll call was taken – see attached.

Resolved

That the TPO is approved unmodified

f) **20/02097/HOU 27 Powderham Road, Newton Abbot (Pages 23 - 24)**

The Business Manager presented the application to the Committee.

It was proposed by Councillor Haines and seconded by Councillor Parker that permission be granted as set out in the agenda report.

A roll call was taken – see attached roll call sheet.

Resolved

Permission be granted subject to the following conditions:

1. Development to take place within 3 years.
2. Development to be carried out in accordance with the approved drawings.

28. ENFORCEMENT REPORTS

Decision on the Enforcement items were deferred to a future meeting - see item 5.

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

The Committee noted the appeal decisions made by the Planning Inspectorate.

The meeting started at 10:00am and finished at 13:00pm

Chair
Cllr Mike Haines

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Deferment of Enforcement Items

Planning Committee Roll Call 5

COUNCILLORS	FOR	AGAINST
Cllr Janet Bradford	1	
Cllr Philip Bullivant	1	
Cllr Chris Clarence	1	
Cllr Mary Colclough	1	
Cllr Huw Cox	1	
Cllr Rob Hayes	1	
Cllr Jackie Hook	1	
Cllr Mike Jeffery	1	
Cllr Chris Jenks		
Cllr Avril Kerswell	1	
Cllr Andrew Macgregor	1	
Cllr John Nutley		1
Cllr Charles Nuttall	1	
Cllr Colin Parker	1	
Cllr Adrian Patch	1	
Cllr Linda Goodman-Bradbury	1	
Cllr Mike Haines	1	
TOTAL	15	1

20/01853/VAR

Planning Committee Roll Call S

COUNCILLORS	FOR	AGAINST
Cllr Janet Bradford	1	
Cllr Philip Bullivant	1	
Cllr Chris Clarence	1	
Cllr Mary Colclough	1	
Cllr Huw Cox	1	
Cllr Rob Hayes	1	
Cllr Jackie Hook	1	
Cllr Mike Jeffery	1	
Cllr Chris Jenks		
Cllr Avril Kerswell	1	
Cllr Andrew Macgregor	1	
Cllr John Nutley	1	
Cllr Charles Nuttall	1	
Cllr Colin Parker	1	
Cllr Adrian Patch		
Cllr Linda Goodman-Bradbury	1	
Cllr Mike Haines		1
TOTAL	14	1

Sheet

ABSTAIN
1
1

20/01107/FUL Amendment

Planning Committee Roll Call 5

COUNCILLORS	FOR	AGAINST
CLlr Janet Bradford		1
CLlr Philip Bullivant	1	
CLlr Chris Clarence		1
CLlr Mary Colclough	1	
CLlr Huw Cox	1	
CLlr Rob Hayes		1
CLlr Jackie Hook		1
CLlr Mike Jeffery	1	
CLlr Chris Jenks		
CLlr Avril Kerswell	1	
CLlr Andrew Macgregor		1
CLlr John Nutley		1
CLlr Charles Nuttall		1
CLlr Colin Parker		1
CLlr Adrian Patch	1	
CLlr Linda Goodman-Bradbury	1	
CLlr Mike Haines	1	
TOTAL	8	8

COUNCILLORS	FOR	AGAINST
CLlr Janet Bradford		1
CLlr Philip Bullivant	1	
CLlr Chris Clarence		1
CLlr Mary Colclough	1	
CLlr Huw Cox	1	
CLlr Rob Hayes		1
CLlr Jackie Hook		1
CLlr Mike Jeffery	1	
CLlr Chris Jenks		
CLlr Avril Kerswell	1	
CLlr Andrew Macgregor		1
CLlr John Nutley		1
CLlr Charles Nuttall		1
CLlr Colin Parker		1
CLlr Adrian Patch	1	
CLlr Linda Goodman-Bradbury	1	
CLlr Mike Haines	1	
TOTAL	8	8

18/01178/MAJ

Planning Committee Roll Call S

COUNCILLORS	FOR	AGAINST
CLlr Janet Bradford	1	
CLlr Philip Bullivant		1
CLlr Chris Clarence		1
CLlr Mary Colclough	1	
CLlr Huw Cox	1	
CLlr Rob Hayes	1	
CLlr Jackie Hook		1
CLlr Mike Jeffery	1	
CLlr Chris Jenks		
CLlr Avril Kerswell		1
CLlr Andrew Macgregor	1	
CLlr John Nutley	1	
CLlr Charles Nuttall	1	
CLlr Colin Parker	1	
CLlr Adrian Patch	1	
CLlr Linda Goodman-Bradbury	1	
CLlr Mike Haines		1
TOTAL	11	5

20/00805/FUL

Planning Committee Roll Call 5

COUNCILLORS	FOR	AGAINST
Cllr Janet Bradford	1	
Cllr Philip Bullivant	1	
Cllr Chris Clarence	1	
Cllr Mary Colclough	1	
Cllr Huw Cox	1	
Cllr Rob Hayes	1	
Cllr Jackie Hook	1	
Cllr Mike Jeffery	1	
Cllr Chris Jenks		
Cllr Avril Kerswell	1	
Cllr Andrew Macgregor	1	
Cllr John Nutley	1	
Cllr Charles Nuttall	1	
Cllr Colin Parker	1	
Cllr Adrian Patch	1	
Cllr Linda Goodman-Bradbury	1	
Cllr Mike Haines	1	
TOTAL	Unanimous	0

TPO

Planning Committee Roll Call S

COUNCILLORS	FOR	AGAINST
CLr Janet Bradford		
CLr Philip Bullivant	1	
CLr Chris Clarence		1
CLr Mary Colclough	1	
CLr Huw Cox	1	
CLr Rob Hayes		1
CLr Jackie Hook	1	
CLr Mike Jeffery		1
CLr Chris Jenks		
CLr Avril Kerswell	1	
CLr Andrew Macgregor	1	
CLr John Nutley		1
CLr Charles Nuttall		1
CLr Colin Parker		1
CLr Adrian Patch		1
CLr Linda Goodman-Bradbury	1	
CLr Mike Haines	1	
TOTAL	8	7

Sheet

ABSTAIN
1
1

20/02097/HOU

Planning Committee Roll Call 5

COUNCILLORS	FOR	AGAINST
Cllr Janet Bradford	1	
Cllr Philip Bullivant	1	
Cllr Chris Clarence	1	
Cllr Mary Colclough	1	
Cllr Huw Cox	1	
Cllr Rob Hayes	1	
Cllr Jackie Hook	1	
Cllr Mike Jeffery	1	
Cllr Chris Jenks		
Cllr Avril Kerswell	1	
Cllr Andrew Macgregor	1	
Cllr John Nutley	1	
Cllr Charles Nuttall	1	
Cllr Colin Parker	1	
Cllr Adrian Patch	1	
Cllr Linda Goodman-Bradbury	1	
Cllr Mike Haines	1	
TOTAL	16	0

