

**PLANNING COMMITTEE**

**23 NOVEMBER 2021**

Present:

Councillors Bradford, Clarence, Colclough, H Cox, Eden, Hayes, J Hook, MacGregor, Nuttall, Nutley, Patch, Parker, Austen (Substitute) and Dewhirst (Substitute)

Members in Attendance:

Councillor D Cox

Apologies:

Councillors Haines, Goodman-Bradbury, Kerswell and Peart

Officers in Attendance:

Rosalyn Eastman, Business Manager, Strategic Place  
Trish Corns, Democratic Services Officer  
Anna Holloway, Senior Planning Officer  
Christopher Morgan, Trainee Democratic Services Officer

**60. ELECTION OF CHAIR**

It was proposed by Councillor Nutley and seconded by Councillor Nuttall that Councillor Parker be elected chair for this meeting of the Planning Committee, in light of the absence of the Chair and Vice-Chair.

Members voted by show of hands.

Resolved

Councillor Parker be elected chair for this meeting of the Planning Committee.

**61. MINUTES**

It was proposed by Councillor MacGregor and seconded by Councillor Nutley that the minutes be agreed as a correct record.

A vote was taken – see attached.

Resolved that the minutes be agreed as a correct record.

**62. DECLARATIONS OF INTEREST.**

**63. PLANNING APPLICATIONS FOR CONSIDERATION - TO CONSIDER**

**APPLICATIONS FOR PLANNING PERMISSION AS SET OUT BELOW.**

a) **21.01788.HOU 3 Southdowns Road - Dawlish (Pages 9 - 10)**

The Business Manager introduced the application to the committee.

Public Speaker, Objector – Spoke on:

- Overwhelming/Overbearing
- Overlooking/Loss of privacy

Public Speaker, Supporter – Spoke on:

- Provides space for family
- No statutory objections
- Not against any policies

Comments from Councillors included:

- Overlooking concerns
- Loss of privacy
- Could the master bedroom be moved
- Could fogged/frosted glass be used?
- Could a condition be added that may be overturned?
- Obscured glass could be used

The Business Manager clarified that there is a 20 metre separation distance between the property and the property potentially being overlooked, the bedroom shape prevents it from being moved, and a condition could be added.

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

A vote was taken – see attached.

Resolved

Permission be granted subject to the following conditions:

1. Development to commence within 3 years.
2. Development to be carried out in accordance with the approved drawings.
3. Undertake precautions and recommendations of the ecology report.

b) **21.01851.HOU 5 Woodland Avenue - Teignmouth (Pages 11 - 12)**

The Business Manager introduced the application to the committee.

Public Speaker, Supporter – Spoke on:

- Similar dwellings approved in area
- Height increase is limited
- Network rail have supported similar applications
- Issues with water have been resolved

Comments from Councillors include

- Minor height increase
- Well designed
- Concerns about the potential of a pool being built

The Business Manager clarified that the height increase would be spread out over different areas of the roof of the dwelling, and that if a pool was built, it would come under permitted development rights.

It was proposed by Councillor Nutley and seconded by Councillor J Hook that permission be granted as set out in the report.

A vote was taken – see attached.

Resolved

Permission be granted subject to the following conditions:

1. Development to commence within 3 years.
2. Development to be carried out in accordance with the approved drawings.
3. Undertake precautions and recommendations of the ecology report including enhancements.
4. Installation and commissioning of Carbon Reduction measures

c) **17.02480.MAJ Higher Exeter - Teignmouth (Pages 13 - 16)**

The Senior Planning Officer introduced the application to the committee.

Public Speaker, Objector – Spoke on:

- 7 years since outline planning permission
- Loss of greenfield land
- Concrete runoff
- Lack of schools and other amenities in town
- Topography is wrong
- Lack of CIL funding
- Heavily congested area

Public Speaker, Objector – Spoke on:

- Climate awareness has increased since outline planning permission
- Revised local plan includes carbon neutrality
- Significant carbon dioxide generation
- Wastes energy

Public Speaker, Supporter – Spoke on:

- High demand for houses
- Challenging housing environment
- Well reputed Devon based developer
- 50 houses designated for the site

Public Speaker Supporter – Spoke on:

- Debt funded developer
- Use of local manufacturing companies
- No gas boilers and homes will have EV charging pumps

Comments from Councillors include

- Not enough time to read report or attend site visit
- Flooding issues
- Higher Exeter Road is dangerous
- Not enough school spaces
- Development is 13 hectares which ‘bursts’ the site’s boundaries
- Pollution concerns
- Parking issues
- Concerns about number of houses being built on site
- Footpath doesn’t reach entrance to site
- Loss of hedgerow
- Concerns about water pollution and sewerage
- Lack of information from applicant in report
- Local plan is carbon zero
- Solar panels could be used

The Senior Planning Officer advised the committee that the local plan had not been confirmed and that the application was for reserved matters. She also informed the committee that the application was 13 hectares as the additional space was for a community orchard and other biodiversity benefits. The Business Manager informed the committee that sewerage has been agreed between SW Water and the developer, another site inspection would be necessary if the committee was to defer, and that the developer would be making a financial contribution towards schools.

It was proposed by Councillor MacGregor and seconded by Councillor J Hook that decision be deferred in order to give the committee additional time to consider the report and information.

A vote was taken – see attached. This was an amendment and so an additional vote was then taken – see attached.

Resolved

That decision be deferred in order to:

- Give the committee additional time to consider the report
- Hold an additional members’ site inspection
- Discuss additional conditions with the applicant

**64. APPEAL DECISIONS - TO NOTE APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE.**

## Planning Committee (23.11.2021)

No appeals had been decided. The Business Manager informed the committee that appeal decisions would now be reported for the entire previous month, rather than the decisions made between committee meetings.

### **65. MAJOR DECISIONS**

The Committee noted the variations of conditions for major decisions.

The meeting started at 10.00 am and finished at 12.15 pm.

Chair  
Cllr Colin Parker

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Voters	13	For	10	Against	0	Abstain	3
ClIr Austen-Kingsteignton East							
ClIr Bradford-College							
ClIr Clarence-Shaldon & S-t-head							
ClIr Colclough-Ambrook							
ClIr Dewhirst-Ipplepen							
ClIr H Cox-Ashburton Buckfast							
ClIr Hayes-NA Bushell							
ClIr J Hook-NA Bushell							
ClIr MacGregor-Bishopsteignton							
ClIr Nutley-Ashburton Buck'leigh							
ClIr Nuttall-Kenn Valley							
ClIr Parker-NA Buckland & Milber							
ClIr Patch-Haytor							

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Voters	13	For	7	Against	6	Abstain	0
ClIr Austen-Kingsteignton East		7					
ClIr Bradford-College				6			
ClIr Clarence-Shaldon & S-t-head		7					
ClIr Colclough-Ambrook				6			
ClIr Dewhirst-Ipplepen		7					
ClIr H Cox-Ashburton Buckfast		7					
ClIr Hayes-NA Bushell		7					
ClIr J Hook-NA Bushell		7					
ClIr MacGregor-Bishopsteignton				6			
ClIr Nutley-Ashburton Buck'leigh				6			
ClIr Nuttall-Kenn Valley				6			
ClIr Parker-NA Buckland & Milber		7					
ClIr Patch-Haytor				6			

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Voters	13	For	12	Against	0	Abstain	1
Clr Austen-Kingsteignton East							
Clr Bradford-College							
Clr Clarence-Shaldon & S-t-head							
Clr Colclough-Ambrook							
Clr Dewhirst-Ipplepen							
Clr H Cox-Ashburton Buckfast							
Clr Hayes-NA Bushell							
Clr J Hook-NA Bushell							
Clr MacGregor-Bishopsteignton							
Clr Nutley-Ashburton Buck'leigh							
Clr Nuttall-Kenn Valley							
Clr Parker-NA Buckland & Milber							
Clr Patch-Haytor							

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Voters	13	For	13	Against	0	Abstain	0
ClIr Austen-Kingsteignton East							
ClIr Bradford-College							
ClIr Clarence-Shaldon & S-t-head							
ClIr Colclough-Ambrook							
ClIr Dewhirst-Ipplepen							
ClIr H Cox-Ashburton Buckfast							
ClIr Hayes-NA Bushell							
ClIr J Hook-NA Bushell							
ClIr MacGregor-Bishopsteignton							
ClIr Nutley-Ashburton Buck'leigh							
ClIr Nuttall-Kenn Valley							
ClIr Parker-NA Buckland & Milber							
ClIr Patch-Haytor							

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Voters	13	For	13	Against	0	Abstain	0
Cllr Austen-Kingsteignton East							
Cllr Bradford-College							
Cllr Clarence-Shaldon & S-t-head							
Cllr Colclough-Ambrook							
Cllr Dewhirst-Ipplepen							
Cllr H Cox-Ashburton Buckfast							
Cllr Hayes-NA Bushell							
Cllr J Hook-NA Bushell							
Cllr MacGregor-Bishopsteignton							
Cllr Nutley-Ashburton Buck'leigh							
Cllr Nuttall-Kenn Valley							
Cllr Parker-NA Buckland & Milber							
Cllr Patch-Haytor							

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