

## **PLANNING COMMITTEE**

**14 JUNE 2022**

Present:

Councillors Clarence, H Cox, Goodman-Bradbury, Haines, Hayes, J Hook, Jeffery, MacGregor, Nuttall, Nutley, Parker, Peart and J Petherick

Members in Attendance:

Apologies:

Councillors Bradford, Colclough, Dewhirst and Kerswell

Officers in Attendance:

Rosalyn Eastman, Business Manager, Strategic Place  
Trish Corns, Democratic Services Officer  
Suzanne Walford, Planning Solicitor  
Gary Crawford, Planning Officer  
Christopher Morgan, Trainee Democratic Services Officer

### **1. ELECTION OF CHAIR**

It was proposed by Councillor Nutley and seconded by Councillor Nuttall that Councillor Goodman-Bradbury be elected as Chair for 2022-2023.

A vote was taken through raising of hands.

Resolved

That Councillor Goodman-Bradbury be elected as Chair.

### **2. ELECTION OF VICE CHAIR**

It was proposed by Councillor MacGregor and seconded by Councillor Hayes that Councillor J Petherick be elected Vice Chair for 2022-2023

A vote was taken through raising of hands.

Resolved

That Councillor J Petherick be elected as Vice-Chair.

**3. MINUTES**

A vote was taken by raising of hands

Resolved

That the minutes of the previous minutes be agreed as a correct record

**a) 21/00150/OUT 27 Badlake Hill - Dawlish (Pages 7 - 8)**

The Planning Officer introduced the application to the committee.

Comments from Councillors included:

- Refusal by Town Council
- No comments from DCC
- Narrow road
- Concerns about parking

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

A vote was taken – see attached.

Resolved

Permission be granted subject to the following conditions:

1. Approval of the details of layout, scale, access, landscaping and appearance of the building(s), (hereinafter called “the reserved matters”) shall be obtained from the local planning authority in writing before any development is commenced.
2. Application for approval of reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
3. The development shall be begun before the expiry of two years from the date of final approval of the reserved matters.
4. The development shall be carried out in accordance with the application form and the approved plans.
5. No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system has been submitted to, and approved in writing by, the Local Planning Authority.
6. Prior to, or as part of the submission of any reserved matters application, a Carbon Reduction Plan shall be submitted to and approved in writing by the Local Planning Authority.
7. Prior to commencement of the development, the Planning Authority shall have received and approved a Construction Management Plan.
8. Prior to Commencement of Development, a scheme for providing an off-street parking space to serve No.27A Badlake Hill shall confirmed.
9. Any subsequent reserved matters application covering the appearance of

- the dwelling shall incorporate bat and bird roosting features.
10. An Electric Vehicle Charge point shall be installed prior to occupation of the new dwelling.

b) **21/02744/FUL Land at 23 Badlake Hill - Dawlish (Pages 9 - 10)**

The Planning Officer introduced the application to the committee.

Public Speaker, Supporter – Spoke on:

- LABC award for small developments
- Good drainage,
- Utilisation of existing driveway,
- Use of access to site established
- Existing driveway widened by 1.5 meters
- Off-road visitors spaces
- DCC compliant turning facility
- DCC consultation notes improvements

Comments from Councillors included:

- Some concerns from DCC
- Previous site refused for overdevelopment
- Too many dwellings in application
- Access not concerning
- Concerns about waste provision

The Business Manager informed the committee that a bin collection point was submitted as part of the plans.

It was proposed by Councillor J Hook and seconded by Councillor Nutley that permission be granted as set out in the agenda report, with an amendment to condition and a condition regarding the bin management strategy.

A vote was taken – see attached.

Resolved

Permission be granted subject to the following conditions:

1. Standard three year time limit
2. Works shall proceed in accordance with approved plans.
3. Prior to commencement of development on any part of the site, the Planning Authority shall have received and approved a Construction Management Plan (CMP).
4. No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system, including design exceedance flow routes and boundary treatment details have been submitted to, and approved in writing by, the Local Planning Authority.
5. No part of the development hereby permitted shall be commenced until the detailed design of the proposed surface water drainage management

system which will serve the development site for the full period of its construction has been submitted to, and approved in writing by, the Local Planning Authority.

6. Prior to commencement of development, a methodology statement detailing how carbon emissions will be reduced during construction and during occupation of the dwellings shall be submitted to and approved in writing, also including a carbon reduction target.
7. The existing trees/shrubs and hedges shall be retained.
8. Any builder implementing the works hereby approved must be provided with a copy of the ecologist's report prior to undertaking any demolition works and must follow its recommendations. The recommendations and mitigation works shall be carried out in accordance with the details in the approved report prior to first use of the new dwellings hereby approved.
9. Prior to development above the damp proof course, a plan shall be submitted to and approved by the Local Planning Authority showing:
  - The design of bat boxes, swift boxes and bee bricks that will be installed in the structure of the dwellings;
  - The location of the boxes/bricks in suitable areas around the development. The boxes/bricks shall be provided at a rate of 1 bat box and 2 swift box per dwelling, however swift boxes shall be erected in clusters, to better suit swifts and sparrows which nest communally.
  - The location of 13cm x 13cm square hedgehog holes that will be included at ground level in every garden fence and every garden wall, to maintain maximum permeability for this species.
10. Electric Vehicle Charge points shall be installed at each dwelling, prior to occupation of that dwelling.
11. Prior to development above the damp proof course, the details of boundary treatments and refuse storage shall be submitted to and approved in writing by the local planning authority.
12. The dwellings hereby approved shall not be brought into use until the parking areas detailed on the approved plans have been completed and these areas shall thereafter be retained for the life of the development.
13. Some Permitted development restrictions on proposed properties.
14. Provision of a bin collection point or a strategy for bin management

c) **22/00127/HOU Committee - 8 Palace Meadow - Chudleigh (Pages 11 - 12)**

The Planning Officer introduced the application to the committee.

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

A vote was taken – see attached.

Resolved

Permission granted subject to the following conditions:.

1. The development hereby permitted shall begin before the expiry of three years from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the application from and the following approved plans/documents.

d) **22/00577/HOU 11 Forde Park - Newton Abbot (Pages 13 - 14)**

The Planning Officer introduced the application to the committee.

Comments from Councillors included:

- Little impact
- Impact on property by park use

The Business Manager clarified the relationship between the dwelling and the park in front.

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

A vote was taken – see attached.

Resolved

Permission be granted subject to the following conditions:

1. The development hereby permitted shall begin before the expiry of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the application from and the following approved plans/documents.

e) **22/00674/HOU 34 Orleigh Cross - Newton Abbot (Pages 15 - 16)**

The Planning Officer introduced the application to the committee.

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

A vote was taken – see attached.

Resolved

That permission be granted subject to the following conditions:

1. The development hereby permitted shall begin before the expiry of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the application from and the following approved plans/documents.

f) **20/00037/ENF Rutland Farm - Haytor (Pages 17 - 18)**

The Enforcement Officer introduced the report to the committee.

It was proposed by Councillor J Petherick and seconded by Councillor Parker that enforcement be carried out as set out in the report.

A vote was taken – see attached.

Resolved

That:

1. An enforcement notice be issued; and
2. In the event of the notice not being complied with, authorisation be given to take further action as necessary including proceeding to prosecution.

**4. MAJOR VARIATIONS**

The committee considered any variations to major decisions in the past month.

**5. 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 11:15am

Chair  
Cllr Linda Goodman-Bradbury

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Voters	13	For	12	Against	1	Abstain	0
ClIr Clarence-Shaldon & S-t-head							
ClIr Goodman-Bradbury-DawlishCNE							
ClIr H Cox-Ashburton Buckfast							
ClIr Haines-Kerswell-w-Combe							
ClIr Hayes-NA Bushell							
ClIr J Hook-NA Bushell							
ClIr J Petherick-Dawlish SW							
ClIr Jeffery-Moorland							
ClIr MacGregor-Bishopsteignton							
ClIr Nutley-Ashburton Buck'leigh							
ClIr Nuttall-Kenn Valley							
ClIr Parker-NA Buckland & Milber							
ClIr Peart-Kingsteignton East							

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Voters	13	For	8	Against	3	Abstain	2
ClIr Clarence-Shaldon & S-t-head							
ClIr Goodman-Bradbury-DawlishCNE							
ClIr H Cox-Ashburton Buckfast							
ClIr Haines-Kerswell-w-Combe							
ClIr Hayes-NA Bushell							
ClIr J Hook-NA Bushell							
ClIr J Petherick-Dawlish SW							
ClIr Jeffery-Moorland							
ClIr MacGregor-Bishopsteignton							
ClIr Nutley-Ashburton Buck'leigh							
ClIr Nuttall-Kenn Valley							
ClIr Parker-NA Buckland & Milber							
ClIr Peart-Kingsteignton East							

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Voters	13	For	12	Against	0	Abstain	1
Clr Clarence-Shaldon & S-t-head							
Clr Goodman-Bradbury-DawlishCNE							
Clr H Cox-Ashburton Buckfast							
Clr Haines-Kerswell-w-Combe							
Clr Hayes-NA Bushell							
Clr J Hook-NA Bushell							
Clr J Petherick-Dawlish SW							
Clr Jeffery-Moorland							
Clr MacGregor-Bishopsteignton							
Clr Nutley-Ashburton Buck'leigh							
Clr Nuttall-Kenn Valley							
Clr Parker-NA Buckland & Milber							
Clr Peart-Kingsteignton East							

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Voters	13	For	13	Against	0	Abstain	0
Clr Clarence-Shaldon & S-t-head							
Clr Goodman-Bradbury-DawlishCNE							
Clr H Cox-Ashburton Buckfast							
Clr Haines-Kerswell-w-Combe							
Clr Hayes-NA Bushell							
Clr J Hook-NA Bushell							
Clr J Petherick-Dawlish SW							
Clr Jeffery-Moorland							
Clr MacGregor-Bishopsteignton							
Clr Nutley-Ashburton Buck'leigh							
Clr Nuttall-Kenn Valley							
Clr Parker-NA Buckland & Milber							
Clr Peart-Kingsteignton East							

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Voters	13	For	13	Against	0	Abstain	0
ClIr Clarence-Shaldon & S-t-head							
ClIr Goodman-Bradbury-DawlishCNE							
ClIr H Cox-Ashburton Buckfast							
ClIr Haines-Kerswell-w-Combe							
ClIr Hayes-NA Bushell							
ClIr J Hook-NA Bushell							
ClIr J Petherick-Dawlish SW							
ClIr Jeffery-Moorland							
ClIr MacGregor-Bishopsteignton							
ClIr Nutley-Ashburton Buck'leigh							
ClIr Nuttall-Kenn Valley							
ClIr Parker-NA Buckland & Milber							
ClIr Peart-Kingsteignton East							

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Voters	13	For	11	Against	1	Abstain	1
ClIr Clarence-Shaldon & S-t-head							
ClIr Goodman-Bradbury-DawlishCNE							
ClIr H Cox-Ashburton Buckfast							
ClIr Haines-Kerswell-w-Combe							
ClIr Hayes-NA Bushell							
ClIr J Hook-NA Bushell							
ClIr J Petherick-Dawlish SW							
ClIr Jeffery-Moorland							
ClIr MacGregor-Bishopsteignton							
ClIr Nutley-Ashburton Buckleigh							
ClIr Nuttall-Kenn Valley							
ClIr Parker-NA Buckland & Milber							
ClIr Peart-Kingsteignton East							

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