

PLANNING COMMITTEE

27 OCTOBER 2020

Present:

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

Members in Attendance:

Councillors Gribble

Apologies:

Councillors Jenks and Kerswell

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
Mark Waddams, Senior Arboricultural Officer
Paul Woodhead, Solicitor & Deputy Monitoring Officer

14. MINUTES

The minutes of the previous meeting held on 02 September were signed as a correct record by the Chair.

15. DECLARATIONS OF INTEREST.

Councillor MacGregor declared an interest in application 20/01432/FUL as he is the Executive Member for Sports and Recreations. He did not vote on this item.

a) **DAWLISH - 20/01432/FUL - Car Park Within Dawlish Countryside Park, Dawlish - Change of use of area within car park for siting of a concession unit**

Councillor MacGregor declared an interest in this application as he is the Executive Member for Sports and Recreations. He did not vote on this item.

The Business Manager presented the report.

Comments from Councillors included:

- Concerns about litter

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- Need for a year-long trial for the concession unit
- Importance of monitoring the park
- Teignbridge are the landowners for this site
- Teignbridge has the ability to remove concession stand if it was considered detrimental
- Can we limit the parking to two spaces?
- Concerns about increased carbon emissions due to the usage of motor vehicles
- Concerns about parked cars taking up space
- Concerns about lack of nearby toilets
- The Planning Officer should approve the usage of the concession unit

In response to these comments the Business Manager clarified the following:

- The Council would monitor the park and anything that damaged the amenities would be removed
- Toilets are available at several locations in Dawlish such as Sainsburys and in the Town Centre.
- Approval of the design of the concession unit by the Planning Officer could be a condition
- The application specifies that there will be limited parking for the concession unit
- Changes cannot be made to the placement of the concession unit

It was proposed by Councillor Bullivant and seconded by Councillor Nutley that permission be granted as set out in the agenda report and with an additional condition relating to the concession unit.

A roll call was taken.

For

Councillors Bradford, Bullivant, Colclough, H Cox, Hayes, J Hook, Jeffery, Nuttall, Nutley, Patch, Parker, Goodman-Bradbury, and Haines

Total: 13

Against

None

Abstained

Councillor Clarence

Total: 1

Resolved

That permission be granted subject to the following conditions:

1. Development to begin before the expiry of three years from the date of this permission;
2. Development to be carried out in accordance with approved plans;
3. The use hereby approved shall not operate other than between the hours of 08:00 to 20:00 Mondays to Sundays.
4. The use hereby approved shall not operate until details of storage and collection of waste have been submitted to and approved in writing by the Local Planning Authority.
5. The details of the concession unit to be submitted to the planning officer for approval

- b) **BOVEY TRACEY - 19/00137/MAJ - Land At Moretonhampstead Road, Monks Way - Hybrid planning application comprising a full application for 63 dwellings, together with access, landscaping, open space and associated infrastructure and an outline application for 3 self/custom build plots, with all matters reserved except for access.**

The Planning Officer presented the application.

Public Speaker, Objector - Spoke on:

- The application constitutes overdevelopment
- Insufficient details on native bats
- Lack of viable masterplan for the site
- Lack of provisions for a safe walking area into the town centre

Public Speaker, Supporter - Spoke on:

- Highly praised company with a history of successful applications in the South West
- No objections from most consultees including DCC
- Fits in with local character
- Compromises have been made to make the application fit
- Improvements to be made to South Brook Lane
- Site has been allocated to new homes
- Scheme respects heritage assets
- Mix of housing types
- £1,000,000 in CIL as part of application
- CO2 reduction through use of fabric-first approach

Comments from Councillors include:

- Increased traffic risk
- Removal of trees is problematic
- Concerns about the 30 percent affordable housing
- Enhanced flood risk
- Need for additional conditions
- No comprehensive ecological survey
- Does not comply with several policies
- Concerns about the impact on wildlife
- Site may present a risk to schools

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- The site has been allocated to housing in Local Plan
- There will be benefits from CIL money
- No objections from wildlife officer or Natural England
- There is no master plan for the site
- Lack of provisions for public transport
- Condition to fund a TRO to investigate speed limit
- Application should have a Section 106 agreement to fund a cycle route
- Lack of play area space
- Concerns about using reconstituted stone
- Reconstituted stone is beneficial for the environment
- How are conditions guaranteed to be kept to?
- CIL money should not be a replacement for schools and care homes

In response to the comments the Business Manager and the Planning Officer informed the Committee that:

- The fabric first approach would provide a reduction in carbon
- Details on the renewables and the charging points would be provided at a later date
- The Wildlife Officer and Flood Authority raised no objections
- There is sufficient play space in the application
- Several roads lead into the town centre for cycling
- There is sufficient green space and wildlife corridor space
- Any change of conditions on this application would come back to committee, but the developers have agreed to these conditions
- CIL money has been used for education in the past, such as in Kingsteignton
- There can be a condition added that separates the vehicle charging points condition
- There is a plan in place for carbon reduction

It was proposed by Councillor Haines and seconded by Councillor Parker that permission be granted, as set out in the agenda report as well as a further condition relating to electric vehicle charging points.

A roll call was taken.

For

Councillors Bullivant, Clarence, Colclough, Jeffery, Parker, and Haines

Total: 6

Against

Councillors Bradford, H Cox, J Hook, Nuttall, Nutley, and Patch

Total: 6

Abstained

Councillors Hayes, MacGregor, and Goodman-Bradbury

Total: 3

As a result of the 6-6 split vote, a Chair's casting vote was used, granting planning permission for this application.

Resolved

That permission be granted subject to the following conditions.

- A) The Applicant entering into a Section 106 Agreement to secure:
1. 30% affordable dwellings – RentPlus model – including 2 accessible and adaptable ground floor flats.
 2. 5% Serviced Custom / Self Build Plots.
 3. Green Infrastructure, Biodiversity Measures and Open Space including play space provision to be secured in perpetuity and including a Management and Maintenance Plan.
 4. Cycle and footpath connection to Phases 2 and 3.
 5. Improvement works to Southbrook Lane PRoW including resurfacing and drainage works.
 6. Welcome pack including £300 travel vouchers for each dwelling.
 7. Secondary School Transport Contribution of £63,081 (index linked).

B) Conditions covering the following matters, the precise number and form of which to be determined by the Business Manager – Strategic Place under delegated Authority:

Three Self/Custom Build Plots (Outline Planning Permission)

1. Submission of reserved matters (scale, appearance, landscaping and layout);
2. Reserved matters to be submitted within 7 years;
3. Development of each phase shall be begun before the expiry of 2 years from the date of approval of the final reserved matters for that phase;
4. Development to be carried out in accordance with approved plans and documents;
5. Pre-commencement submission of Construction Environmental Management Plan (CEMP);
6. External lighting details;
7. External materials and architectural details;
8. Tree protection measures;
9. Parking provision (car and cycle);
10. Boundary treatments;

All of the site excluding 3 Self/Custom Build Plots (Full Planning Permission)

11. Development shall commence within 3 years of permission;
12. Development shall be carried out in accordance with the approved plans and documents;
13. Pre-commencement submission of Construction Management Plan (CMP);

14. Pre-commencement submission of CEMP;
15. External lighting scheme;
16. Details of light screening measures as set out in the Appropriate Assessment;
17. Full details of the bat roost building;
18. Full details of design and location of habitat piles, tree mounted bat boxes, dormouse boxes, integrated bird boxes and integrated bat boxes;
19. External materials and architectural details;
20. Full details of levels, retaining walls and underbuild;
21. Boundary treatments including details of location, design, height and materials to ensure important hedgerows are outside garden areas;
22. Soft and hard landscaping;
23. Detailed design of the footways and cycle paths, which shall be taken to the site boundaries;
24. Full details of carbon reduction measures including consideration of renewable energy technologies
- 24B. Inclusion of an electric vehicle charging point
25. Parking provision;
26. Residential travel plan;
27. Cycle parking / storage details and provision;
28. Compliance with bin storage / collection details;
29. Scheme of security measures – secured by design;
30. Open Space Implementation and Management Plan;
31. Full details of play equipment and play area surfaces and its relationship to the trees (including branch clearance and foundation details);
32. Arboricultural method statement including for the installation of the play equipment and the use of no dig construction for surfaces within the play area;
33. Details of the incorporation of public art into the open space;

All of the site Full and Outline Permission

34. Development to be carried out in accordance with the approved plans and documents;
35. Pre-commencement phasing plan (including self-build plots, each of which shall be shown as an individual phase as well as the timing of biodiversity mitigation measures);
36. Pre-commencement surface water drainage condition;
37. Access and highway details;
38. Compliance with GHB Mitigation Strategy and Landscape and Ecological Management Plan (LEMP), all mitigation and enhancement measures to be put in place as described;
39. Full details of the northern boundary corridor as set out in the Appropriate Assessment;
40. Full details of the western boundary corridor as set out in the Appropriate Assessment;
41. Additional monitoring details for GHB as set out in the Appropriate Assessment;
42. Tree protection during construction;
43. Temporary / permanent boundary treatment for the custom build plots;
44. Removal of permitted development rights for rooflights and upward extensions for buildings within 20m of designated dark areas (maximum two

storey height);

45. Removal of permitted development rights for wind turbines.

46. Waste Audit Statement / Plan.

c) **TREE PRESERVATION ORDER E2/15/21 - IPPLEPEN**

The TPO Officer introduced the application.

It was proposed by Councillor Haines and seconded by Councillor MacGregor that the District of Teignbridge (Dornafeld Lane) Tree Preservation Order 2020 is confirmed unmodified.

A roll call was taken

For

Councillors Bradford, Bullivant, Clarence, Colclough, H Cox, Hayes, J Hook, Jeffery, MacGregor, Nuttall, Nutley, Patch, Goodman-Bradbury, and Haines.

Total: 14

Against

None

Resolved

That the District of Teignbridge (Dornafeld Lane) Tree Preservation Order 2020 is confirmed unmodified.

16. TREE PRESERVATION ORDER E2/15/22 - IPPLEPEN

The TPO Officer introduced the application.

It was proposed by Councillor Haines and seconded by Councillor Goodman-Bradbury that the TPO be granted.

A roll call was taken

For

Councillors Bradford, Bullivant, Clarence, Colclough, H Cox, Hayes, J Hook, Jeffery, MacGregor, Nuttall, Nutley, Patch, Goodman-Bradbury, and Haines.

Total: 14

Against

None

Resolved

That the TPO be granted.

17. 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 12:15.

Chair
Cllr Haines