

PLANNING COMMITTEE

17 AUGUST 2021

Present:

Councillors Haines (Chair), Bradford, Clarence, Colclough, H Cox, Eden, Hayes, J Hook, Jeffery, MacGregor, Nuttall, Nutley, Patch, Parker and Peart

Members in Attendance:

Councillors Hocking and Keeling

Apologies:

Councillors Goodman-Bradbury and Kerswell

Officers in Attendance:

Trish Corns, Democratic Services Officer

Ian Perry, Principal Planning Officer

Christopher Morgan, Trainee Democratic Services Officer

Public Speakers

Suzanne Sanders

54. MINUTES

It was proposed by Councillor MacGregor and seconded by Councillor Nuttall that the minutes be agreed, subject to 2 amendments in the 'Comments from Councillors' section, and a wording correction.

A vote was taken – see attached.

The minutes were agreed.

55. DECLARATIONS OF INTEREST.

Councillor Clarence declared an interest in application 21/00829/FUL. He left the room for this item, and did not vote on it.

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

a) 21/00829/FUL - Dingley Dell, Teignmouth (Pages 9 - 10)

The application was presented to the Committee by the Principal Planning Officer.

Comments from Councillors included:

- Concerns about car use
- Biodiversity net gain needed
- Metal gates are unattractive
- What will the usage be of the area beyond the gate?

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

A vote was taken – see attached.

Resolved

That permission be granted subject to the following conditions

1. Standard three year time limit for implementation.
2. Development to proceed only in accordance with the approved plans.
3. There shall be no net loss of hedgerow and/or vegetation as a result of the development. Prior to the commencement of development, a hedgerow and vegetation loss and replacement plan shall be submitted to and approved in writing by the local planning authority. Bat / bird boxes
4. Any new gabion baskets installed at the site at any time must be faced with stone reclaimed from the site and the material to be used and method of filling of the baskets shall be agreed with the LPA prior to installation.

b) **21/00846/FUL - 4 Kiln Orchard, Newton Abbot (Pages 11 - 12)**

The application was presented to the Committee by the Principal Planning Officer.

Comments from Councillors included:

- Dwelling is larger than on last application
- Concerns over loss of garden/amenities
- Concerns over loss of parking
- Developments must be climate appropriate

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

A vote was taken – see attached.

Resolved

That permission be granted subject to the following conditions

1. Standard three year time limit.

2. Subject to development in accordance with the submitted plans.
3. Provision for biodiversity net gain through the installation of bird and bat boxes within the new dwelling.
4. Provision of electric vehicle charging point in accordance with Policy 2 NANDP.
5. Boundary treatments to be submitted / levels details / refuse storage
6. Limited PD restrictions on proposed and host property

c) **20/02181/FUL - 49 Old Exeter Street, Chudleigh (Pages 13 - 14)**

The application was presented to the Committee by the Principal Planning Officer.

Public Speaker, Supporter – Spoke on:

- Restoration process
- Self sustaining
- Modern design
- Locally sourced
- Land is separate from nearby wall

Comments from Councillors included

- Large neighbouring building has no garden
- Nearby public transport options and stores
- No ecology or flood risk concerns
- Land separate from walled area
- Reasons for refusal
- No change to driveway
- Support from town council and ward member
- Possible overlooking

It was proposed by Councillor Nutley and seconded by Councillor Haines that decision be deferred pending a members' site inspection.

A vote was taken – see attached.

Resolved

That decision be deferred pending a members' site inspection.

d) **20/00639/FUL - Exminster House, Exminster (Pages 15 - 16)**

The application was presented to the Committee by the Principal Planning Officer.

Comments from Councillors included:

- Concerns about overlooking and overdevelopment
- Opposition from Parish Council
- Private rented accommodation needed
- Site does not constitute overdevelopment
- Affordable

Planning Committee (17.8.2021)

- 3 immature trees still on site
- Boundary hedge should be preserved
- EV charging stations needed
- Ground floor dwellings must be accessible

In response to comments, the Principal Planning Officer clarified that

- Small trees shouldn't be transplanted
- A landscaping plan is included
- EV station can be added as a condition
- Adding a condition regarding the hedge would be onerous

It was proposed by Councillor J Hook and seconded by Councillor Haines that permission be granted as set out in the report with an additional condition regarding electric vehicle charging stations.

A vote was taken – see attached.

Resolved

That permission be granted subject to conditions covering the following matters, the precise number and content of which to be determined by the Business Manager – Strategic Place, under delegated authority:

1. Standard 3 year time limit for commencement of development;
2. Development to be carried out in accordance with the approved plans and documents;
3. Construction management plan including CEMP;
4. The development above damp proof course level shall not take place until details of the external materials and construction details have been submitted to and approved in writing by the Local Planning Authority;
5. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to, and obtained written approval from the Local Planning Authority for an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with;
6. Surface water drainage from the proposed development hereby approved shall be provided in accordance with the submitted drainage details;
7. The development hereby approved shall be carried out in accordance with the approved Landscape Plan;
8. The development above damp proof course level shall not take place until details of bat and bird box installation have been submitted to and approved in writing by the Local Planning Authority;
9. Prior to the occupation of the development hereby approved, bin storage details shall be submitted to and approved in writing by the Local Planning Authority.
10. 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;
11. Rear rooflights on units 1 & 5 shall be fixed shut;

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no development of the types described in Classes A, AA, B, C, D, E, F, G and H of Part 1 of Schedule 2 and Part 2 of Schedule 2 shall be constructed (other than those expressly authorised by this permission).

13. Electric Vehicle charging points to be installed on site

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

The Committee noted the appeals made by the Planning Inspectorate.

The meeting started at 10.00 am and finished at 11.40 am.

Chair
Cllr Mike Haines

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Voters	14	For	11	Against	0	Abstain	3
Cllr Bradford-College							
Cllr Clarence-Shaldon & S-t-head							
Cllr Colclough-Ambrook							
Cllr H Cox-Ashburton Buckfast							
Cllr Haines-Kerswell-w-Combe							
Cllr Hayes-NA Bushell							
Cllr J Hook-NA Bushell							
Cllr Jeffery-Moorland							
Cllr MacGregor-Bishopsteignton							
Cllr Nutley-Ashburton Buck'leigh							
Cllr Nuttall-Kenn Valley							
Cllr Parker-NA Buckland & Milber							
Cllr Patch-Haytor							
Cllr Peart-Kingsteignton East							

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Voters	13	For	11	Against	2
Cllr Bradford-College					
Cllr Colclough-Ambrook					
Cllr H Cox-Ashburton Buckfast					
Cllr Haines-Kerswell-w-Combe					
Cllr Hayes-NA Bushell					
Cllr J Hook-NA Bushell					
Cllr Jeffery-Moorland					
Cllr MacGregor-Bishopsteignton					
Cllr Nutley-Ashburton Buck'leigh					
Cllr Nuttall-Kenn Valley					
Cllr Parker-NA Buckland & Milber					
Cllr Patch-Haytor					
Cllr Peart-Kingsteignton East					

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Voters	13	For	10	Against	2	Abstain	1
ClIr Bradford-College		10					
ClIr Clarence-Shaldon & S-t-head				2			
ClIr H Cox-Ashburton Buckfast		10					
ClIr Haines-Kerswell-w-Combe		10					
ClIr Hayes-NA Bushell		10					
ClIr J Hook-NA Bushell		10					
ClIr Jeffery-Moorland		10					
ClIr MacGregor-Bishopsteignton		10					
ClIr Nutley-Ashburton Buck'leigh		10					
ClIr Nuttall-Kenn Valley							1
ClIr Parker-NA Buckland & Milber		10					
ClIr Patch-Haytor				2			
ClIr Peart-Kingsteignton East		10					

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Voters	13	For	11	Against	2	Abstain	0
Cllr Bradford-College							
Cllr Clarence-Shaldon & S-t-head							
Cllr Colclough-Ambrook							
Cllr H Cox-Ashburton Buckfast							
Cllr Hayes-NA Bushell							
Cllr J Hook-NA Bushell							
Cllr Jeffery-Moorland							
Cllr MacGregor-Bishopsteignton							
Cllr Nutley-Ashburton Buck'leigh							
Cllr Nuttall-Kenn Valley							
Cllr Parker-NA Buckland & Milber							
Cllr Patch-Haytor							
Cllr Peart-Kingsteignton East							

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Voters	14	For	9	Against	4	Abstain	1
Cllr Bradford-College							
Cllr Clarence-Shaldon & S-t-head							
Cllr Colclough-Ambrook							
Cllr H Cox-Ashburton Buckfast							
Cllr Haines-Kerswell-w-Combe							
Cllr Hayes-NA Bushell							
Cllr J Hook-NA Bushell							
Cllr Jeffery-Moorland							
Cllr MacGregor-Bishopsteignton							
Cllr Nutley-Ashburton Buck'leigh							
Cllr Nuttall-Kenn Valley							
Cllr Parker-NA Buckland & Milber							
Cllr Patch-Haytor							
Cllr Peart-Kingsteignton East							

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