

PLANNING COMMITTEE

22 AUGUST 2023

Present:

Councillors C Parker (Chair), Bullivant, Hall, Hook, MacGregor, Palethorpe, Parrott, Purser, Sanders, J Taylor, Williams and Gearon (Substitute)

Members in Attendance:

Councillors Clarence, P Parker, Ryan, D Cox and H Cox

Apologies:

Councillors Bradford, Atkins, Buscombe, Goodman-Bradbury, Nutley and Nuttall

Officers in Attendance:

Kay Fice, Scrutiny Officer

Rosalyn Eastman, Business Manager, Strategic Place

Paul Woodhead, Head of Legal Services & Monitoring Officer to the Council

Christopher Morgan, Trainee Democratic Services Officer

Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer

Artur Gugula, Planning Officer

50. MINUTES

It was proposed by Cllr Macgregor and seconded by Cllr Hook that the minutes of the previous meeting be agreed as a correct record.

A vote was taken by raising of hands.

Resolved

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

51. 22/01808/FUL - BROOM PARK, COOMBE RD, SHALDON

The application was introduced by the Planning Officer

Public Speaker, Objector - Spoke on:

- Previous scheme refused
- Contrary to various policies
- Loss of privacy
- Oversized
- Overbearing

Public Speaker, Supporter – Spoke on:

- Other large properties nearby
- Large family requires larger dwelling
- Limited street view
- No greater impact plus carbon reduction.

Comments from Councillors included:

- No clear reasons for refusal
- Change in carbon footprint
- Disapproval of parish council
- Loss of light
- Overbearing
- Other large dwellings in area
- CIL Levy

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

A vote was taken, the result was 11 for and 2 against approving the application.

Resolved

That permission be granted subject to conditions covering the following matters, the precise number, format and wording of which to be delegated to the Business Manager – Strategic Place

Standard Conditions

- Standard 3-year time limit for commencement
- Accordance with approved plans

Prior to commencement conditions

- Details of slab removal/reduction scheme prior to commencement
- Detail of all proposed site levels including cut/fill required and finished floor levels

Prior to installation/implementation conditions

- Details of materials prior to installation
- Landscaping details and management implemented in first planting season following completion and details prior to implementation
- Details of hard surfaces prior to installation
- Details of boundary treatments including retaining wall prior to installation implemented prior to first occupation
- Details and location of ASHP/GSHP to be submitted prior to installation securing implementation and operation prior to first occupation

Compliance conditions

- Obscure glazing on north elevation
- Removal of PD rights for extensions / outbuildings
- Low transmission glazing to be installed
- Limiting external lighting 14
- Limiting construction timings

- PV panels to be installed and operational prior to first occupation
- Installation of EV charging point prior to first occupation

52. 21/00802/FUL - HIGHER MEAD FARM, ALSTON CROSS, ASHBURTON

Cllr P Parker left the room as he was the applicant for the application.

The application was presented by the Planning Officer.

Comments from Councillors included:

- Application is simple and straight forward
- Application solely at committee due to a councillor being the applicant
- Passes all necessary tests

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

A vote was taken – the result was unanimously in favour.

Resolved

That permission be granted to conditions covering the following matters, the precise number, format and wording of which to be delegated to the Business Manager – Strategic Place

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

Date Received	Drawing/reference number	Description
07 May 2021	TM58B.A1	Site Location Plan
07 May 2021	TM58B.P1 Proposed	Block Plan
07 May 2021	TM58B.P2	Combined Plan

REASON: In order to ensure compliance with the approved drawings.

2. The occupation of the dwelling hereby approved shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 of the Town & Country Planning Act 1990, or in forestry, or a dependent of such person residing with him or her, or a widow or widower of such a person, and to any resident dependents.

REASON: The Local Planning Authority's policy for this rural area is to resist the erection of dwellings which are not essential to the needs of local agriculture, in accordance with Policy WE9.

3. The permission for the temporary agricultural worker's dwelling hereby granted shall expire three years from the date of this permission.

Thereafter the building hereby permitted including the dwelling shall be removed and the land restored to its former condition on or before the expiry of three years, in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain control over and review the need for the development which is of a type which could become detrimental to the amenities of the locality if granted permanent consent in accordance with Policies S2 and WE9.

Following this item the meeting was paused for 20 minutes in order to receive a briefing from the Business Manager.

53. TREE PRESERVATION ORDERS

54. TPO E2.29.100 - 17 GATEHOUSE CLOSE DAWLISH

The Business Manager introduced the Tree Preservation Order to the Committee.

It was proposed by Councillor P Parker and seconded by Councillor Macgregor that the TPO be confirmed in its unmodified state.

A vote was taken. The result was unanimously in favour.

Resolved

That the TPO be confirmed unmodified.

a) TPO E2.09.21 - Bradmore Woods, Newton Abbot

The Business Manager introduced the Tree Preservation Order to the Committee.

Comments from Councillors Included:

- The tree is close enough to the ward boundary to affect Bradley ward
- A group of trees had been removed from the TPO plan
- Trees may be at risk of being trimmed without permission

It was proposed by Councillor Macgregor and seconded by Councillor Sanders that the TPO be confirmed unmodified but with the addendum that Tree Group G mentioned in the report be brought to Committee as a TPO also.

A vote was taken. The result was unanimously in favour.

Resolved

That the TPO be confirmed unmodified but tree group G be brought to Committee as its own TPO.

55. S73 MAJOR DECISIONS SUMMARY

The Committee noted the Major Decisions Summary sheet.

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

The committee noted the appeals decisions made by the Planning Inspectorate.

The meeting started at 11.00 am and finished at 12.40 pm.

Chair
Cllr Colin Parker

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