

PLANNING COMMITTEE

21 NOVEMBER 2023

Present:

Councillors Bradford (Vice-Chair), Bullivant, Goodman-Bradbury, Hall, Hook, Nutley, Nuttall, C Parker (Chair), Parrott, Purser, Sanders, J Taylor, Williams and P Parker (Substitute)

Members in Attendance:

Councillors Wrigley and G Taylor

Apologies:

Councillors Atkins, MacGregor and Palethorpe

Officers in Attendance:

Rosalyn Eastman, Business Manager, Strategic Place
Trish Corns, Democratic Services Officer
Paul Woodhead, Head of Legal Services & Monitoring Officer to the Council
Christopher Morgan, Trainee Democratic Services Officer
Cheryl Stanbury, Senior Planning Officer
Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer

67. MINUTES

It was proposed by Councillor Parker and seconded by Councillor Nutley that the minutes of the previous meeting be agreed as a correct record and signed by the chair.

A vote was taken.

Resolved

That the minutes of the previous meeting be agreed as a correct record and signed by the chair.

a) 22/01042/MAJ - Gatehouse Farm , Dawlish

The Planning Officer presented the application to the Committee.

Public Speaker, Supporter – Spoke on:

- Biodiversity area
- Footpaths
- New trees planted

Planning Committee (21.11.2023)

- Green infrastructure
- Green corridor
- Landscape and drainage info provided
- Link road

Comments from Councillors included:

- Concerns around mud
- Concerns around safety
- South West Water concerns
- Need for strategic sewer
- Concerns about run off water
- Town Council concerns
- Bat corridor
- Concerns about children crossing
- Lacking enough affordable housing
- Shortfall for play area
- No air source heat pumps
- Concerns about access to green space
- Safety audit would be useful
- Viability
- Flooding risk
- Consideration of reserved matters

In response Officers clarified that:

- Policy allows for a lower amount of affordable housing
- Ensure that the committee determines the reserved matters application

It was proposed by Councillor J Taylor and seconded by Councillor Hall that permission be granted but that any visible changes would require the application to return to Committee.

A vote was taken - the result was 4 for, 8 against, and 1 abstained. The proposal was therefore lost.

It was proposed by Councillor C Parker and seconded by Councillor Sanders that permission be granted as set out.

A vote was taken – the result was 9 for, 2 against and 4 abstained.

Resolved

That permission be granted as set out subject to the following conditions:

1. Accord with approved plans.
2. Prior to commencement, full details of link road join into Area 3 to include details of cycle paths, pedestrian paths, signage and road markings.
3. Completion in accordance with approved WSI before occupation.
4. Details of tree pits before construction of road (other than the section already with consent) and locations of underground service runs to

- ensure no conflict with planted trees.
5. Trees to BS 8545:2014 standard; landscaping implementation, maintenance and replanting within 5 years if any die.
 6. Sheds/cycle parking details for every dwelling to be submitted. To be provided before occupation of open market dwellings and handover of AH.
 7. Bin storage details for all dwellings to be submitted and provided before occupation.
 8. Architectural details and materials of dwellings before reaching damp proof course.
 9. Details of boundaries, any under build to dwellings and retaining wall details before their construction. Any boundaries directly fronting open space/GI shall be brick walls, not timber fencing.
 10. Details of Solar PV and installed/operational before occupation plus compliance with Energy Report.
 11. Details for BNG (bat, bird and bee boxes, hedgehog holes) to be submitted and provided before occupation.
 12. Timing of works at sunrise/sunset to avoid bat disturbance.
 13. No lighting to be installed on site (except for domestic lighting on properties on timers) above that agreed in the approved lighting scheme; further details to be submitted and agreed if this changes. The northern and western dark corridors to be maintained at or below 0.5 lux.
 14. Marking out of allocated parking and retention of parking spaces thereafter. Garages to remain as garages and not converted to living accommodation.
 15. Works to accord with the Arboricultural Method Statement and Tree Protection Plans.
 16. Details of and provision of electric car charging points before occupation.
 17. LEAP water safety assessment with safety measures, if necessary, before LEAP is first brought into use.
 18. GI Transfer Plan prior to occupation to clarify between dwelling responsibilities and management company. 19. Notwithstanding the approved plans, in the relevant phase, unless set out in the marketing details for the commercial area, demonstration that the cycle/pedestrian link will continue from the link road to the LEAP/SuDS area.

68. 22/01067/MAJ - GATEHOUSE FARM, DAWLISH

The Business Manager introduced the application to the Committee

Public Speaker, Supporter – Spoke on:

- Main road width is agreeable
- Parking spaces on road
- Road corridor is agreeable
- Sewage flow
- Road heights
- Heating
- Cycle route
- S106 ensures visibility changes come to committee
- Range of properties

Planning Committee (21.11.2023)

- Contribution to red rock centre and infrastructure

Comments from Councillors included:

- Play area
- Need for bike protection
- Tree in play space is safety concern
- Water hazard
- Town Council concerns
- Lack of affordable units
- Dwellings are unattractive
- Self build plots
- Flats are affordable/desirable to some

In response Officers clarified that:

- Green infrastructure officer can address concerns
- Condition 17 addresses concerns
- Need to ensure people receive transport vouchers
- 19 percent affordable
- Lumped flats but not affordable houses
- Garages in houses act as storage points
- Self build plots not part of affordable provision

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

A vote was taken – the result was 11 for, 2 against, and 0 abstained.

Resolved

That permission be granted subject to the following conditions:

1. Accord with approved plans.
2. Prior to commencement, full details of link road join into Area 3 to include details of cycle paths, pedestrian paths, signage and road markings.
3. Completion in accordance with approved WSI before occupation.
4. Details of tree pits before construction of road (other than the section already with consent) and locations of underground service runs to ensure no conflict with planted trees.
5. Trees to BS 8545:2014 standard; landscaping implementation, maintenance and replanting within 5 years if any die.
6. Sheds/cycle parking details for every dwelling to be submitted. To be provided before occupation of open market dwellings and handover of AH.
7. Bin storage details for all dwellings to be submitted and provided before occupation.
8. Architectural details and materials of dwellings before reaching damp proof course.
9. Details of boundaries, any under build to dwellings and retaining wall details before their construction. Any boundaries directly fronting open space/GI shall be brick walls, not timber fencing.

10. Details of solar panels and installed/operational before occupation before occupation plus compliance with Energy Report.
11. Details of BNG (bat, bird and bee boxes, hedgehog holes) to be submitted and provided before occupation.
12. Timing of works at sunrise/sunset to avoid bat disturbance.
13. No lighting to be installed on site (except for domestic lighting on properties on timers) above that agreed in the approved lighting scheme; further details to be submitted and agreed if this changes. The northern and western dark corridors to be maintained at or below 0.5 lux.
14. Marking out of allocated parking and retention of parking spaces thereafter. Garages to remain as garages and not converted to living accommodation.
15. Works to accord with the Arboricultural Method Statement and Tree Protection Plans.
16. Details of and provision of electric car charging points before occupation.
17. LEAP water safety assessment with safety measures, if necessary, before LEAP is first brought into use.
18. M4(3) dwellings to be provided with showers.
19. GI Transfer Plan prior to occupation to clarify between dwelling responsibilities and management company.
20. Notwithstanding the approved plans, in the relevant phase, unless set out in the marketing details for the commercial area, demonstration that the cycle/pedestrian link will continue from the link road to the LEAP/SuDS area.

69. E2/23/44 - OAKYMEAD PARK, NEWTON ABBOT

The Business Manager introduced the application to the committee.

It was proposed by Councillor Bullivant and seconded by Councillor Nutley that the TPO be confirmed unmodified.

A vote was taken, all were in favour.

Resolved

That the TPO be confirmed unmodified.

70. S73 MAJOR DECISIONS SUMMARY

The Committee noted the Major Decisions Summary Sheet.

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

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

Planning Committee (21.11.2023)

The meeting started at 10.00 am and finished at 12.29 pm.

Chair
Councillor C Parker