

PLANNING COMMITTEE

19 SEPTEMBER 2023

Present:

Councillors Bradford (Vice-Chair), Goodman-Bradbury, Hall, Hook, MacGregor, Nutley, Nuttall, Palethorpe, C Parker (Chair), Parrott, Sanders and J Taylor

Members in Attendance:

Councillors Clarence

Apologies:

Councillors Atkins, Bullivant, Purser, Williams and Buscombe

Officers in Attendance:

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
Helen Addison, Principal Planning Officer
Niki Warner, Planning Officer

57. MINUTES

It was proposed by Councillor Hook and seconded by Councillor Palethorpe that the minutes of the previous meeting be approved and signed by a correct record by the chair.

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

58. DECLARATIONS OF INTEREST.

a) 23/00483/VAR Woodview - Dawlish

The Planning Officer introduced the application to the Committee.

Comments from Councillors included:

- Support for condition change
- Nearby agricultural dwellings
- Wide definition of agriculture
- Equine dwelling

In response, officers clarified:

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- The nearby agricultural dwellings are used for storing equipment
- The definition of agricultural referring to the dwelling had been wide and the site used this definition in marketing.

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

A vote was taken – the result was 8 in favour, 0 against, and 4 abstentions.

Resolved

That permission be granted subject to the following condition:

Retention and reinstatement of boundary treatments to clearly delineate the property from the surrounding agricultural land

59. 23/01285/HOU 21 DAGMAR STREET - SHALDON

The Planning Officer presented the application to the Committee.

Public Speaker, Objector – Spoke on:

- Impact on neighbours
- Loss of privacy
- Overbearing dwelling
- Impact on amenity

A letter of support from the applicant was read out in place of speaking. The points raised included:

- Distance from properties
- Frosted windows
- No objection from nearby club
- No objection from town council

Comments from Councillors included:

- Distance from properties
- No objections from town council
- Severe impact on neighbours
- Loss of privacy and amenity
- Protection of nearby listed buildings
- Building before consent should be prevented
- Enforcement action should be taken

In response, officers clarified:

- Enforcement action would be taken regardless of decision
- The original conversations around the application took some time

It was proposed by Councillor Macgregor and seconded by Councillor J Taylor that decision be deferred for a members' site visit. This was later withdrawn.

It was proposed by Councillor Macgregor and seconded by Councillor J Taylor that permission be refused as set out in the agenda report.

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

Resolved

That permission be refused for the following reasons:

1. The Extension, by virtue of its height and the inclusion of a clear glazed large openable window has an unacceptable impact on 3 and 5 Fore Street by virtue of their loss of privacy and the increase in overlooking that would occur. The proposal is contrary to Policies S1, S2 and WE8 of the Teignbridge Local Plan.
2. The Extension, by virtue of its position, design and scale, would cause harm (less than substantial) to designated heritage assets including the setting of Listed Buildings (3 and 5 Fore Street) and the character and appearance of the Conservation Area. There are no public benefits to outweigh the harm caused and the proposal is therefore contrary to policies S2 and EN5 of the Teignbridge Local Plan and the NPPF.

60. 23/00937/MAJ HOWTON FIELD - NEWTON ABBOT

The Planning Officer presented the application to the Committee. This included a change in the recommendation.

Comments from Councillors included:

- Access from Houghton road
- Need for affordable housing
- Narrow roads
- Need for large road to be built
- Site is larger than thought
- Isolated site
- Concerns about ecology
- Departure from local plan
- Cirl bunting funding needed
- Bat buffer could be wider
- Need for bat roost plan
- Attractive site
- 20 percent affordable housing
- Ecology buffer
- Request for extra rural footpath
- Executive focus on affordable housing
- Current application is more realistic
- Highways condition wording
- Large change from last application
- 20 percent affordable is minimum
- Loss of CIL
- Affordable houses clustered on site
- No CIL for custom builds

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- Lack of parking
- Solar panels would be desirable
- Tightening of climate change regulations
- Funding from Homes England

In response, officers clarified:

- There is a limit to site capacity
- Use of delegated authority to update highways condition wording
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It was proposed by Councillor C Parker and seconded by Councillor Palethorpe that permission be granted as set out in the updated officer's presentation.

A vote was taken – the result was 8 in favour and 4 against.

Resolved

Subject to the receipt of satisfactory further information in respect of waste and subject to conditions covering the following matters, the precise number, format and wording of which to be delegated to the Business Manager – Strategic Place:

1. Approval of reserved matters to be obtained from the LPA before development is commenced.
2. Application for reserved matters to be made before 21.06.26
3. Development Shall be Phased and each phase shall be begun before the expiry of two years from the date of final approval of the RM for that phase.
4. Prior to commencement of development a scheme to provide 20% affordable housing to be submitted, development to accord with approved scheme.
5. No development shall commence until either:
 - a) A planning obligation pursuant to Section 106 which makes provision for the following:
 - Financial contribution of £1,617 per dwelling towards provision of community facilities
 - Financial contribution of £3,179 per dwelling towards provision of employment development
 - Financial contribution of £2,235 per dwelling towards Green Infrastructure provision
 - Financial contribution of £4,748 towards Cirl Bunting habitat compensation
 - Or**
 - b) a scheme has been submitted to and approved in writing by the Local Planning Authority which provides for:
 - Community facilities;
 - Employment provision;
 - Green Infrastructure provision;
 - Mitigation for biodiversity impact.

6. No dwelling to be occupied until a TRO for the closure of Howton Road to through traffic has been made.
7. Development to be carried out in accordance with approved plans.
8. Submission of a CEMP
9. Development to accord with precautions and measures in the Dormouse Report and Preliminary Ecological Appraisal
10. Development to accord with an Exterior Lighting Scheme
11. Bat Roost Plan to be submitted.
12. Incorporation of bat and bird boxes into each dwelling
13. Submission of a LEMP
14. Submission of a Waste Audit Statement
15. Details of temporary and permanent surface water drainage systems to be submitted.
16. No development to be commenced until a scheme for disposal of foul sewage is approved.
17. If contamination not previously identified is found on site, an investigation and risk assessment shall be carried out.
18. Construction management plan for each phase
19. Details of tanker access, which shall include by hedge translocation rather than hedge removal in the formation of visibility splays. This access shall not be illuminated.
20. Development shall not be commenced until a S278 agreement has been entered into to provide a footpath link to south of site.

61. S73 MAJOR DECISIONS SUMMARY

The Committee noted the Major Decisions Summary sheet.

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

The Committee noted the appeal decisions sheet.

The meeting started at 10.00 am and finished at 11.27 am.

Chair
Cllr Colin Parker

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