

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 18th FEBRUARY 2025 AT 2.45 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillors: M Joyce (Chairperson) Presiding
N Yabsley (Vice Chairperson)

Councillors: J Bradford
A Gibbs
A Hall
G Jennings
C Parker
L Wood

Officer in attendance: Phil Rowe, Town Clerk
Linda McGuirk, Principal Administrator
Pierre Doutreligne, Projects & Strategy Officer
Nigel Canham, Communications Advisor

413. **APOLOGIES**

A valid reason for absence was received on behalf of Councillor M Ryan.

414. **INTERESTS**

None.

415. **MINUTES**

The minutes of the meeting of the Planning Committee held on 28th January 2025 were received and signed as a correct record.

416. **PUBLIC PARTICIPATION**

None.

417. **CONSIDERATION OF LOCAL PLAN & NEIGHBOURHOOD DEVELOPMENT PLAN**

The Committee reaffirmed their recommendation that applications for all new build properties and where appropriate refurbished sites, give regard to the policies included in the Newton Abbot Neighbourhood Development Plan 2016-2033 (NANDP) which contributes to the District Local Plan. In particular, to the inclusion of renewables within the development as per Policy 1 NANDP and given the rise in electric vehicles, that any such application with an off-street parking space, consider the installation of an electrical vehicle charging point as per Policy 2 NANDP. In addition, the Committee recommended that new build properties should include provision for a sustainable heating system given the Government's intention to cease the use of mains gas central heating from 2025.

418. **PLANNING APPLICATIONS**

Members considered the planning applications contained in a report, circulated prior to the meeting, and agreed to submit the following recommendations to the Local Planning Authority:

20/00586/MAJ

Land West of Houghton Barton, Newton Abbot Devon

Outline planning application for up to 250 dwellings (C3), including open space and site preparation, other associated works and infrastructure (all matters reserved).

RECOMMENDATION: Strongly Object on the following grounds:

Highways & Safety Concerns

- The application fails to sufficiently address highways infrastructure concerns, which will significantly impact traffic flow, road safety, and local accessibility:
- Poor access to the development with lack of consideration for public safety and accessibility. It is essential that the national speed limit is reduced well in advance of the development. In particular the junction with Seale Hayne raises significant safety risks.
- A roundabout should be considered instead of a right-hand turn to enhance road safety and support Vision Zero and DCC HATOC objectives.

Infrastructure & Public Transport Deficiencies

- The proposed development is in an isolated location and must be serviced by adequate public transport links and essential services.
- There must be assurances that community facilities, including schools and healthcare services, will be delivered before completion and not after the development is occupied.
- Pedestrian footpaths and cycle paths must be implemented at an earlier stage to promote sustainable transport.

Road Adoption & Maintenance Concerns

- It is crucial that all roads within the development are adopted to ensure long-term maintenance and safety standards.
- Members expressed significant disappointment based on previous experience, where infrastructure delivery has been delayed or overlooked.

Flooding & Environmental Risks

- Concerns over the number of attenuation ponds within the development, as these will feed into the Lemon River, increasing the risk of flooding and environmental issues within the town.
- A full environmental impact assessment should be conducted to assess and mitigate these risks before approval.

Impact on Newton Abbot (NA) & Phased Development Issues

- The phasing of development is deeply concerning. It is imperative that essential infrastructure is part of the first phase.
- The impact of the development on Newton Abbot's services, traffic, and local resources must be properly assessed before proceeding.

S106 Contributions & Consultation

- The Town Council should be consulted before any S106 agreements are finalised to ensure contributions directly benefit local residents.

Cllr N Yabsley took part in the discussion but abstained from voting.

25/00141/HOU
4 Park View Newton Abbot Devon TQ12 4NX
Single storey rear extension to provide annexe

RECOMMENDATION: No objection

24/02109/HOU
3 Raleigh Road Newton Abbot Devon TQ12 4HG
Timber framed garden room, with cladding for use as a gym.

RECOMMENDATION: No objection

25/00082/LBC
21 Courtenay Park Newton Abbot Devon TQ12 2HB
Various replacement of ground floor, first floor and second floor windows, and replacement front door.

RECOMMENDATION: No Objection

25/00110/LBC
98 Queen Street Newton Abbot Devon TQ12 2ET
Replacement of existing fascia signage

RECOMMENDATION: No Objection

25/00125/HOU
63 Barton Drive Newton Abbot Devon TQ12 1YU
Conversion of garage including removal of garage door and installation of window to form ancillary accommodation

RECOMMENDATION: No Objection, subject to ancillary use only.

25/00212/HOU
83 Wolborough Street Newton Abbot Devon TQ12 1LG
Replacement of central first floor window from casement to sash, replacement of rear door, repair of portico and removal of cement render to southwest elevation and replacement with lime render.

RECOMMENDATION: No Objection

Cllr C Parker took part in the discussion but abstained from voting.

25/00213/LBC
83 Wolborough Street Newton Abbot Devon TQ12 1LG
Replacement of central first floor window from casement to sash, replacement of rear door, repair of portico and removal of cement render to southwest elevation and replacement with lime render.

RECOMMENDATION: No Objection

Cllr C Parker took part in the discussion but abstained from voting.

419. **COMMUNITY INFRASTRUCTURE LEVY (CIL)**

Members were invited to consider submitting a response to Teignbridge District Council's consultation on the draft 'Community Infrastructure Levy (CIL) Spending Guidance', as circulated prior to the meeting. During the discussion, members expressed significant concerns regarding the draft document. The key points raised included:

- The document was deemed far too vague.
- The guidance was seen as leaving too much to interpretation, making it open to misunderstandings.
- Several grey areas and contradictory elements were identified, leading to uncertainty about the overall direction of the document.

Based on the discussion, members concluded that the draft document is unsuitable for purpose, the Council does not support the current version of the draft CIL Spending Guidance.

420. **NAMING OF STREETS**

The Chairperson, Councillor M Joyce asked members to consider names for future developments.

421. **DISTRICT COUNCIL – PLANNING COMMITTEE**

Councillor C Parker informed members that the District Council's Planning Committee meeting had been cancelled.

Members noted that an appeal has been submitted to the Planning Inspectorate in relation to planning application 24/00220/MAJ.

422. **DEVON COUNTY COUNCIL APPLICATIONS**

DCC/4423/2025

Stover Golf Course, Bovey Tracey Road, Newton Abbot, Devon, TQ12 6QQ

Construction of an earth bund at Stover Golf Course to enhance the landscape, improve drainage, and provide additional safety and privacy for golfers and neighbouring properties.

RECOMMENDATION: Noted the application, no comment.

423. **PLANNING APPLICATIONS AT VARIANCE WITH TOWN COUNCIL'S OBSERVATIONS**

None.

424. **APPLICATIONS IN NEIGHBOURING PARISHES**

24/01959/MAJ

Langford Bridge Farm Kingskerswell Road Newton Abbot Devon TQ12 5LA. Persimmon Homes Ltd Reserved Matters application (appearance, landscaping, layout and scale) for the construction of 86 dwellings including 20% affordable housing, landscaping, public open space and associated site infrastructure.

RECOMMENDATION: Objection, Councillors asked for the following points to be addressed:

Attenuation, Water Runoff & Ongoing Maintenance

- There is insufficient information on how attenuation ponds and water runoff into ditches will be managed.
- Clear long-term maintenance plans must be provided to prevent potential flooding risks and environmental damage.

Infrastructure Deficiencies

- The development is out of town and isolated, with no adequate public transport links.
- There are serious concerns regarding accessibility and connectivity for residents, particularly in relation to schools, healthcare, and local services.
- The bridge access to the Kingskerswell roundabout requires further assessment to ensure it can support additional traffic from the development.
- The necessary infrastructure must be in place before the site is occupied.

Highways & Safety Concerns

- There are unresolved highways concerns regarding safe access to and from the development.
- Clarification is needed on traffic impact mitigation measures and how the development will integrate with the surrounding road network.

Impact on Newton Abbot

- The cumulative effect of this and other developments on Newton Abbot's services, transport, and infrastructure must be fully assessed.

Cllrs A Hall, C Parker and N Yabsley abstained from voting

425. **LATE CORRESPONDENCE**

None.

426. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 11^h March 2025 at 2.00 p.m.

Meeting closed at 15:45

Chairperson..... Date.....