

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 23rd NOVEMBER 2021 AT 2.00 P.M** AT NEWTON'S PLACE, 43 WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillors Mrs A Jones (Chairman) Presiding
M Ryan (Vice-Chairman)

Councillors Mrs C Bunday (Dep Mayor) M Joyce (Mayor)
A Hall C Parker
M Hocking Mrs L Sheffield
D Howe

Tree Warden Mr Eric Collar

Officers in attendance: Phil Rowe - Town Clerk
Sally Henley – Town Development Manager
Alex Robinson - Principal Administrator

244. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Mrs Karen Crout and Mike Pilkington.

245. **INTERESTS**

None.

246. **MINUTES**

The minutes of the meeting of the Planning Committee held on 2nd November 2021 were received and signed as a correct record.

247. **PUBLIC PARTICIPATION**

None.

248. **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.

249. **PLANNING APPLICATIONS**

BRADLEY

1. 21/02478/HOU None Stated
BRADLEY - 6 Belvedere Road, Newton Abbot
Single storey rear extension including rooms within the roof. A raised decking to the rear with steel frame pergola.

NO OBJECTION SUBJECT TO THEIR BEING NO ISSUES OF OVERLOOKING AND ANCILLARY USE ONLY

2. 21/02484/AGR
BRADLEY - Land at NGR 284853 72367 Ringslade Road,
Newton Abbot
General purpose Agricultural barn

NO OBJECTION SUBJECT TO IT BEING RETAINED FOR AGRICULTURAL USE ONLY

Withdrawn
3. 1/02091/FUL
BRADLEY - Land at NGR 284853 72367 Ringslade Road,
Newton Abbot
Proposed Agricultural Barn

NOTED

BRUNEL

Nil.

BUCKLAND & MILBER

Tree
4. 21/02291/TPO Mark Waddams
BUCKLAND & MILBER - 6 Sutherland Close, Newton Abbot
Fell one silver birch (T1)

THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUNDS OF THE LACK OF INFORMATION AS TO THE REASON TO FELL THE TREE (T1)

Tree
5. 21/02532/TPO Mark Waddams
BUCKLAND & MILBER - 3 The Copse, Twickenham Road, Newton Abbot
Crown reduce one beech by up to 3 m and crown lift another beech to 3m above ground.
Reduce lower limb of one oak by 3-3.5m where overhanging path

NO OBJECTION BUT REQUESTED THAT CARE WAS TAKEN TO RETAIN THE BALANCE OF THE TREE

Tree
6. 21/02538/TPO Mark Waddams
BUCKLAND & MILBER - Sainsbury's Supermarket, Keyberry Road,
Newton Abbot
Prune oak trees T1-T21 and T23 and beech tree T22 to 5.5m above road and 2.5m above pedestrian path in line with hedge.

NO OBJECTION

7. 21/02495/HOU None Stated
BUCKLAND & MILBER - 17 Swanborough Road, Newton Abbot
Single storey rear extension and replacement decking

NO OBJECTION

BUSHELL

8. 21/01837/FUL None Stated

BUSHELL - 88 Queen Street, Newton Abbot

New shop frontage, retained ground floor Class E, internal alterations and refurbishment, change of use of first and second floor to provide two one bed flats (1 per floor)

IN NOTING THAT THE TOWN COUNCIL HAD SUPPORTED AN APPLICATION FOR A SHOP FRONT IMPROVEMENT GRANT THE COMMITTEE WELCOMED THE OPPORTUNITY TO BRING BUSINESS INTO THE TOWN AND RAISED NO OBJECTION

9. 21/01838/LBC None Stated

BUSHELL - 88 Queen Street, Newton Abbot

New shop frontage, retained ground floor Class E, internal alterations and refurbishment, the change of use of first floor and second floor to provide two one bed flats (O1 per floor)

IN NOTING THAT THE TOWN COUNCIL HAD SUPPORTED AN APPLICATION FOR A SHOP FRONT IMPROVEMENT GRANT THE COMMITTEE WELCOMED THE OPPORTUNITY TO BRING BUSINESS INTO THE TOWN AND RAISED NO OBJECTION

10.21/01920/LBC None Stated

BUSHELL - 54 Queen Street, Newton Abbot

Strengthening and alteration to glazing

THE COMMITTEE RAISED NO OBJECTION TO UPGRADE THE GLASS AND INSTALL THE TWO PANELS ON THE GROUNDS OF SAFETY BUT RECOMMENDED REFUSAL IN RESPECT OF THE INSTALLATION OF A SERVING HATCH. THIS IS ONE OF ONLY A FEW REMAINING HISTORICAL SHOP FRONTS AND THE COMMITTEE FELT IT WOULD HAVE A NEGATIVE IMPACT ON THE STREET SCENE

11.21/02577/FUL None Stated

BUSHELL - Newton Abbot College, Old Exeter Road, Newton Abbot

Proposed erection of a permanent teaching block with department office and w.c. facilities

NO OBJECTION

Tree

12.21/02579/TPO

Mark Waddams

BUSHELL - Apple Tree House, Sunnybank, Newton Abbot

Crown reduce one Holm oak (T76) by 25%

NO OBJECTION

COLLEGE

13.21/02406/HOU None Stated

COLLEGE - 26A Mount Pleasant Road, Newton Abbot

Proposed detached garage.

NO OBJECTION

Tree
14.21/02531/CAN
COLLEGE - 1 South Road, Newton Abbot
Reduce lateral spread of three western red cedar by 1-2m
Mark Waddams

NO OBJECTION

15.21/02367/FUL
BRADLEY - 8 Ashmill Court, Newton Abbot
Construction of a detached bungalow

THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE BUT NOTED THAT IT WAS NOT AN IDEAL SITE FOR AN INFILL DWELLING AND RAISED CONCERN THAT THE ROAD WOULD NEED SUPPORT FROM THE CONSTRUCTION PIT AND EXPRESSED CONCERNS OF POTENTIAL OVERLOOKING

250. **NAMING OF STREETS AND NUMBERING OF HOUSES**

None.

251. **TEIGNBRIDGE DISTRICT COUNCIL – PLANNING APPLICATIONS**

Further to Minute 21/11(238A) the Chairman reminded Members of the concerns raised by the Committee regarding the consideration of Planning Applications. The system by which the Principal Planning Authority operates leaves the opportunity for applications to be either decided upon before the Town Council has had the opportunity to consider the application or fails to be included in their published Weekly List. The Decision Notice is then issued recording that the Town Council has not commented which is most unfortunate given the Town Council makes every effort to consider all applications within Newton Abbot. Following a brief discussion among Members, accordingly it was

RESOLVED that the Town Clerk be authorised to write to the Head of the Planning Service at Teignbridge District Council to raise these concerns.

252. **TEIGNBRIDGE LOCAL PLAN (PART 3) – CONSULTATION**

The Chairman referred Members to the invitation to consider the Teignbridge Local Plan (Part 3) 2020-2040: Renewable Energy, Gypsy and Traveller and Small Residential Site Options and make comment on the proposed sites for Newton Abbot, in preparation for a formal response to be made by the deadline of 24th January 2022. The Committee considered the consultation in three parts.

A. Sustainability Appraisal of Wind Turbine site options within Teignbridge

The Committee noted that none of the 27 proposed sites were in Newton Abbot however the Town Council recorded its support in principle for renewable energy and further noted its preference for Wind Turbines over fields of Solar Panels. In addition, Councillors emphasised the importance that the Principal Authority should encourage developers to include renewable energy facilities included in all new dwellings as part of their construction.

B. Gypsy and Traveller Site Options

The Committee noted that there were no sites proposed within Newton Abbot and were in agreement in principle to additional sites being sought and for the provision of facilities.

C. Sustainability Appraisal of Small Residential Sites

The Committee noted the three sites proposed within Newton Abbot:

- (i) Land and Buildings at Hopkins Lane
- (ii) East of Haytor Drive
- (iii) Coach Road Nursery

The Committee discussed the three sites at length, considering their current amenity to the community, whether it was a green field site and whether they were suitable to be included in the Local Plan. In summary

- (i) Land and Buildings at Hopkins Lane – the Committee felt this was an ideal site within the town centre and would provide opportunity for additional residential units.
- (ii) East of Haytor Drive – the Committee recorded that whilst they accepted the site should be considered, it was currently a Green Field site and would prefer that other sites were developed prior to this area of land.
- (iii) Coach Road Nursery – the Committee felt that given the site currently provided a depot, nursery for Teignbridge contractor and Town Council allotment site that it would be a great loss to the community if it were to be developed for dwellings. The Committee objected to its development and inclusion in the Local Plan.

In conclusion the Town Council welcomed the opportunity to consider the Local Plan (Part 3).

253. **DEVON COUNTY COUNCIL**

None

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

None.

255. **TREE PRESERVATION ORDER**

See Minute 249 (4), (5), (6) and (12) above.

256. **LATE CORRESPONDENCE**

None.

257. **DATE OF NEXT MEETING**

The next meeting would be held on 14th December 2021 at 2.00pm.

CHAIRMAN