

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 14th DECEMBER 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) C Parker
M Hocking M Pilkington
D Howe Mrs L Sheffield

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

258. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Mrs Karen Crout, Alex Hall and Mike Joyce (Mayor) and Eric Collar, Tree Warden.

259. **INTERESTS**

None.

260. **MINUTES**

The minutes of the meeting of the Planning Committee held on 23rd November 2021 were received and signed as a correct record.

261. **PUBLIC PARTICIPATION**

None.

262. **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.

263. **PLANNING APPLICATIONS**

BRADLEY

1. 21/02367/FUL None Stated
BRADLEY - 8 Ashmill Court, Newton Abbot
Construction of a detached bungalow

THE COMMITTEE NOTED THAT IT CONSIDERED THE APPLICATION AT THE MEETING ON 23RD NOVEMBER 2021 AND REITERATED THAT IT RAISED NO OBJECTION IN PRINCIPLE BUT NOTED 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

2. 21/02615/FUL None Stated
BRADLEY - Land Adjacent to 46 Mile End Road, Newton
Abbot
New dwelling and alterations to access

THE COMMITTEE RAISED NO OBJECTION SUBJECT TO NO OVERLOOKING AND HIGHWAYS APPROVAL

BRUNEL

3. 21/02535/HOU
BUSHELL - 15 Devon Square, Newton Abbot
Replacement of fire door with traditional glazed door, replacement of rear window with glazed door, replacement of rear roof

NO OBJECTION SUBJECT TO SATISFYING FIRE REGULATIONS

4. 21/02536/LBC
BUSHELL - 15 Devon Square, Newton Abbot
Replacement of fire door with traditional glazed door, replacement of rear roof finish, plus various internal alterations

NO OBJECTION SUBJECT TO SATISFYING FIRE REGULATIONS

BUCKLAND & MILBER

5. 21/02483/FUL None Stated
BUCKLAND & MILBER - 56 Windsor Avenue, Newton Abbot
Two storey front extension and parking

NO OBJECTION SUBJECT TO THE INCLUSION OF AN ELECTRIC VEHICLE CHARGING POINT

6. 21/02727/CLDE
BUCKLAND & MILBER - 61A Swanborough Road, Newton Abbot
Certificate of lawfulness for existing use of extension as a single dwelling house (C3)

THE COMMITTEE RAISED NO OBJECTION (MAJORITY VIEW) BUT RAISED CONCERN THAT THE LIVING ACCOMMODATION WAS TOO SMALL FOR A SEPARATE DWELLING UNIT

7. 21/02729/HOU
BUCKLAND & MILBER - 29A Heath Park, Newton Abbot
Double garage

NO OBJECTION SUBJECT TO SATISFACTORY BUILDING REGULATIONS AND THE INCLUSION OF AN ELECTRIC VEHICLE CHARGING POINT

BUSHELL

8. 21/02545/FUL None Stated
BUSHELL - Whitelake Place, West Golds Way, Newton Abbot

Replacement of existing timber cladding system using timber effect cement board system to match existing in terms of colour and appearance.
Replacement of existing cement board cladding system at high level using new fibre-reinforced cement cladding system to match existing.
Replacement of existing timber decking boards to balcony areas with timber effect aluminium decking boards.

NO OBJECTION SUBJECT TO SATISFYING FIRE REGULATIONS

9. 21/02555/FUL None Stated
BUSHELL - Newton Motor Cycles, Kingsteignton Road, Newton
Abbot
Proposed flat and annexe over existing workshop

NO OBJECTION

COLLEGE

10.21/02591/HOU None Stated
COLLEGE - 2 Keyberry Park, Newton Abbot
Extension to rear and alterations, raised terrace and walkway, extension to rear garage.

NO OBJECTION

11.21/02636/HOU Central Team
COLLEGE - 8 Windsor Close, Newton Abbot
Conversion of garage to living accommodation, including front and rear extensions.

NO OBJECTION

Tree
12.21/02671/TPO Bruce Macfarlane
COLLEGE - Land at NGR 286741 70316 Grange Close, Newton
Abbot
Prune one oak to clear adjacent building

NO OBJECTION

Tree
13.21/02677/TPO Bruce Macfarlane
COLLEGE - 6 Forde Park, Newton Abbot
Fell two Lawson Cypress trees

NO OBJECTION

14.21/02770/HOU
COLLEGE - 5 St. Michael's, Courtenay Road, Newton Abbot
Single storey front extension

NO OBJECTION

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

The Chairman referred Members to the formal response to the Teignbridge Local Plan (Part 3) 2020-2040: Renewable Energy, Gypsy and Traveller and Small Residential Site Options. Accordingly, it was:

RESOLVED that the Town Council's response to the consultation on Teignbridge Local Plan Part 3 2020-2040: Renewable Energy, Gypsy and Traveller and Small Residential Site Options as submitted on 24th November 2021, be hereby, noted.

265. **NAMING OF STREETS**

The Committee considered names of the new development near Ogwell Mill Road, Newton Abbot. The development consisted of 76 residential dwellings across three roads. The committee noted that the land formed part of Farmer Daddy's farm and given 2022 marked H.M. Queen Platinum Jubilee, Councillors considered suggestions with a royal theme and those with a connection to Farmer Dadd. Following discussion among Members it was:

RESOLVED that the following names be put forward to Teignbridge District Council for the naming of streets on the new development near Ogwell Mill Road, Newton Abbot:

1. Sovereign
2. Prince Phillip Drive
3. Josephine or Josie Close (*Farmer Dadd's wife*)
4. Farmer Dadd Court
5. Lilibet Road

266. **TEIGNBRIDGE DISTRICT COUNCIL**

None.

267. **DEVON COUNTY COUNCIL**

None.

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

None.

269. **TREE PRESERVATION ORDER**

See Minute 263 (12) and (13) above.

270. **LATE CORRESPONDENCE**

None.

271. **DATE OF NEXT MEETING**

The next meeting would be held on 11th January 2022 at 2.00pm.

CHAIRMAN