

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 23<sup>rd</sup> JULY 2019** AT 2.00 P.M. IN THE COUNCIL CHAMBER, THE TOWN HALL, 9 DEVON SQUARE  
NEWTON ABBOT

**PRESENT:** Councillors D Howe (Chairman) Presiding  
M Joyce (Vice Chairman)

Councillors Mrs C Bunday C Parker  
Mrs K Crout M Ryan  
M Hocking Mrs L Sheffield  
Mrs A Jones

By Invitation: Mr Eric Collar, Tree Consultant

Officers in attendance: Sally Henley – Town Development Manager  
Alex Robinson – Committee Administrator

125. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Rob Hayes, Richard Jenks (Mayor) and Mike Pilkington and Phil Rowe, Town Clerk.

126. **INTERESTS**

None declared.

127. **MINUTES**

The minutes of the meeting of the Planning Committee held on 2<sup>nd</sup> July 2019 were received and signed as a correct record.

128. **PUBLIC PARTICIPATION**

None.

129. **PLANNING APPLICATIONS**

The Committee reaffirmed their recommendation that applications for all new build properties and where appropriate refurbished sites, give consideration to the policies included in the Newton Abbot Neighbourhood Development Plan (NANDP) which contributed to the District Local Plan. In particular, to the inclusion of renewables within the development as per NANDP 1 and given the rise in electric vehicles that any such application with an off-street parking space, consider the installation of an electrical charging point.

**BRADLEY**

1. 19/01181/FUL Gary Crawford  
BRADLEY - 1 Oak Park Road, Newton Abbot  
Extension and detached double garage  
THE COMMITTEE RAISED NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

**BRUNEL**

2. 19/01172/FUL Gary Crawford  
BUCKLAND & MILBER - The Minerva Building, Minerva Way, Newton Abbot  
Installation of extract flues and biomass system

THE COMMITTEE RAISED NO OBJECTION

**BUCKLAND & MILBER**

TREE

3. 19/01273/TPO

Mark Waddams

BUCKLAND & MILBER - 19 Hawthorn Close, Newton Abbot

Coppice six silver birch trees in Area A1

THE COMMITTEE NOTED THAT THE LAND WAS ADJACENT TO THE APPLICANT'S PROPERTY, AND FURTHER NOTED THE APPLICANT PROPOSED TO COPPICE THE SILVER BIRCH TREES WHICH IS NOT RECOMMENDED FOR THIS SPECIES AS IT IS CONSIDERED DETRIMENTAL, THEREFORE THE COMMITTEE RECOMMENDED REFUSAL SUBJECT TO THE AGREEMENT OF THE ARBORICULTURAL OFFICER

4. 19/01190/FUL

Central Team

BUCKLAND & MILBER - 31 Ridgeway Road, Newton Abbot

Single storey rear extension and additional roof lights

NO OBJECTION

**BUSHELL**

5. 19/01162/FUL

Gary Crawford

BUSHELL - 21 Devon Square, Newton Abbot

Change of use from office to residential. Single storey side extension to infill rear courtyard.

Demolition of existing rear tenement. Construction of replacement tenement extension and new first floor balcony, internal alterations to create bedrooms and bathrooms. Creation of rear garage and store with vehicular access.

THE COMMITTEE RECOMMENDED REFUSAL (BY MAJORITY DECISION) ON THE GROUNDS THAT THE PROPOSED DESIGN AND MATERIALS WERE NOT IN KEEPING AND WOULD IMPACT THE AREA

6. 19/01163/LBC

Gary Crawford

BUSHELL - 21 Devon Square, Newton Abbot

Change of use from office to residential. Single storey side extension to infill rear courtyard.

Demolition of existing rear tenement. Construction of replacement tenement extension.

Internal alterations to create bedrooms and bathrooms. Creation of rear garage and store with vehicular access.

THE COMMITTEE RECOMMENDED REFUSAL (BY MAJORITY DECISION) ON THE GROUNDS THAT THE PROPOSED DESIGN AND MATERIALS WERE NOT IN KEEPING AND WOULD IMPACT THE AREA

7. 19/01220/FUL

Gary Crawford

BUSHELL - 47 Queen Street, Newton Abbot

Change of use of the building from class A1 to a class A5 for fast food takeaway in association with 49 Queen Street

THE COMMITTEE RAISED NO OBJECTION

8. 19/01356/NPA

BUSHELL - 16 Market Walk, Newton Abbot

Application for Prior Approval under Schedule 2, Part 3 Class C of the GPDO for change of use of a shop (Class A1) to a restaurant/café (Class A3)

THE COMMITTEE RAISED NO OBJECTION

**COLLEGE**

9. 19/01180/FUL Gary Crawford  
COLLEGE - Bakers Park, Totnes Road, Newton Abbot  
Construct new changing room/refreshment kiosk pavilion, expand car park from 19 spaces to 24 spaces including 2 electric vehicle charging points, new fencing around the tennis courts and resurface tennis courts. Two footpaths leading from the car park to be re-constructed and re-aligned. Sections of the fencing along the northern boundary to be replaced like for like with metal railings and lighting column for Devon Air Ambulance.

THE COMMITTEE RAISED NO OBJECTIONS (BY MAJORITY DECISION) AND NOTED THE BALANCE BETWEEN THE BENEFIT OF A PORTABLE REFRESHMENT VAN AND A FIXED KIOSK IN THE PARK.

THE COMMITTEE MADE THE FOLLOWING RECOMMENDATIONS FOR CONSIDERATION:

1. THAT ONE OF THE FOUR EXISTING TENNIS COURTS BE CONVERTED TO A MULTI-USE COURT;
2. THAT CCTV BE INSTALLED ON THE EXTENDED LIGHT POST WITH DIRECT LINK TO THE TOWN'S SECURITY SYSTEM AS MANAGED BY NAST;
3. WELCOMED THE ADDITIONAL FIVE CAR PARKING SPACES AND PARTICULARLY THOSE FOR ELECTRIC VEHICLES BUT WOULD RECOMMEND A FEW MORE TO ENCOURAGE FAMILY USE OF THE PARK AND ENHANCED FACILITIES;
4. WELCOMED THE NEW PAVILLION DESIGN TO 'DESIGN OUT CRIME' AS SUGGESTED BY DEVON AND CORNWALL POLICE TEAM; AND
5. WOULD WELCOME AN ENHANCEMENT TO THE CHILDRENS' PLAY AREA AS THE POSITIVE EFFECTS HAVE BEEN SEEN IN OTHER PARKS WITHIN TEIGNBRIDGE.

Tree  
10.19/01257/TPO Mark Waddams  
COLLEGE - 6 Courtenay Gardens, Newton Abbot  
Prune two Corsican pines in Area A1 to clear building and highway  
THE COMMITTEE RAISED NO OBJECTION

Application withdrawn  
11.19/00593/FUL Gary Crawford  
COLLEGE - 42B Keyberry Park, Newton Abbot  
Creation of first floor flat and provision of external stairway.  
NOTED

12.19/01202/FUL Eve Somerville  
COLLEGE - 35 Powderham Road, Newton Abbot  
New porch to front elevation  
THE COMMITTEE RAISED NO OBJECTION

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

None.

131. **TEIGNBRIDGE DISTRICT COUNCIL**

The next meeting to be held in August 2019.

132. **DEVON COUNTY COUNCIL**

Nothing to report.

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

None.

134. **TREE PRESERVATION ORDER**

Referred to under Minute 129 (3) and (10) respectively, above.

135. **LATE CORRESPONDENCE**

None.

136. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 13<sup>th</sup> August 2019.

CHAIRMAN