

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 3rd SEPTEMBER 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
R Hayes M Pilkington
M Hocking M Ryan
R Jenks (Mayor) Mrs L Sheffield
Mrs A Jones

By Invitation: Mr Eric Collar, Tree Warden

Officers in attendance: Phil Rowe - Town Clerk
Alex Robinson – Committee Administrator

164. **APOLOGIES**

Apologies for absence were received on behalf of Councillor Mrs Karen Crout and Mrs Sally Henley, Town Development Manager.

165. **INTERESTS**

The Committee noted the relationship of the Council with Application number 19/01431/MAJ.

166. **MINUTES**

The minutes of the meeting of the Planning Committee held on 13th August 2019 were received and signed as a correct record, subject to minor amendment.

167. **PUBLIC PARTICIPATION**

None.

168. **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 contributed 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.

169. **PLANNING APPLICATIONS**

BRADLEY

1. 19/01344/FUL Eve Somerville
BRADLEY - 14 Applegarth Avenue, Newton Abbot
Double garage and parking space
NO OBJECTION

Application withdrawn

2. 19/01438/HPA NONE STATED
BRADLEY - The Coach House, Coombeshead Road, Newton Abbot
Application for prior approval for a single storey extension extending 3.53 metres beyond the rear wall of the semi-detached dwelling, maximum height 2.95 metres and height to eaves 2.88 metres.
NOTED

3. 19/01517/FUL Gary Crawford
BRADLEY - 11 Western Drive, Newton Abbot
Retention of retaining walls and off road parking and construction of garage
NO OBJECTION

4. 19/01470/FUL Gary Crawford
BRADLEY - 33 Manor Road, Newton Abbot
Two storey extension to side of house
THE COMMITTEE NOTED THAT THE APPLICATION MAY BE LEADING TOWARDS A FUTURE HOUSE IN MULTIPLE OCCUPATION AND THEREFORE RAISED NO OBJECTION SUBJECT TO ANCILLARY USE AND RECOMMENDED THAT THE DEVELOPMENT ADHERE TO POLICY ONE CONTAINED WITHIN THE NANDP AS REFERRED TO IN MINUTE 168 ABOVE.

5. 19/01602/OUT Peter Thomas
BRADLEY - Highweek Garage, Ringslade Road, Newton Abbot
Demolition of existing residential and commercial buildings. Outline planning application for the construction of 9 detached dwellings, with all matters reserved except for access
THE COMMITTEE RAISED NO OBJECTION AS LONG AS THE NUMBER DOES NOT EXCEED NINE DWELLINGS.

6. 19/01644/LBC Naomi Archer
BRADLEY - Bradley Manor, Totnes Road, Newton Abbot
Repair of joists to cow shed and new internal door within barn to provide access to staff welfare facilities
NO OBJECTIONS

Councillor Mrs Carol Bunday, as a regular visitor to Bradley Manor did not take part in the discussion thereon.

BRUNEL

Major Application

7. 19/01431/MAJ Verity Clark
BUCKLAND & MILBER - Teignbridge Propellers Ltd, Great Western Way, Forde
BRUNEL Road, Newton Abbot
New industrial unit
NO OBJECTION

BUCKLAND & MILBER

TREE

8. 19/01500/TPO Mark Waddams
BUCKLAND & MILBER - 12 Moorlands Close, Newton Abbot
Crown lift and remove secondary branch growth of one oak tree to clear garage by 3m and over highway to give clearance of 5.6m. Remove epicormic growth.
NO OBJECTION

9. 19/01536/FUL Eve Somerville
BUCKLAND/MILBER - 22 Aller Brake Road, Newton Abbot
Loft conversion to include roof reconfiguration and front and rear dormers
NO OBJECTION

TREE
10.19/01614/TPO Mark Waddams
BUCKLAND/MILBER - 54 Oakland Road, Newton Abbot
Crown lift one oak tree to approx. 6m from ground level by removing the 2 lowest limbs, 1 primary limb and 1 secondary branch growth
NO OBJECTION

BUSHELL

11.19/01345/ADV Central Team
BUSHELL - Stover Garage, Exeter Road, Newton Abbot
Two illuminated fascia signs and one illuminated free standing sign
NO OBJECTION

12.19/01525/ADV Eve Somerville
BUSHELL - Kings House, King Street, Newton Abbot
Replacement fascia signage to front and side elevations
NO OBJECTION

13.19/01633/FUL
BUSHELL - 57B Old Exeter Road, Newton Abbot
Conversion of garage into a utility room and replace flat roofs with pitched roofs
NO OBJECTION

COLLEGE

Major Application

14.19/01439/FUL Helen Murdoch
COLLEGE - Former Wolborough Hospital Development Site, Old Totnes Road, Newton Abbot
Replacement of 5-bed residential unit 10 under 13/01497/MAJ with 2 semi-detached and 2 detached 3-bed residential units
THE COMMITTEE RAISED TWO SPECIFIC QUERIES IN RELATION TO THE APPLICATION;
1. WOULD THE INCREASE IN PROPOSED DWELLINGS MEET THE THRESHOLD TO REQUIRE A PROPORTIONATE AMOUNT OF AFFORDABLE/SOCIAL HOUSING TO BE PROVIDED; AND
2. DO CONDITIONS ON THE DEVELOPMENT SITE REQUIRE MEASURES FOR THE PRESERVATION OF A RARE ORCHID WITHIN THE SITE.
THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE SUBJECT TO CONFIRMATION OF THE AFFORDABLE/SOCIAL HOUSING PROVISION.

15.19/01521/FUL Gary Crawford
COLLEGE - Unit 7, Silverhills Road, Decoy Industrial Estate, Newton Abbot
Three storey extension to an existing two storey industrial unit with associated facilities.
Construction of new car parking to the north and west of the existing building.
NO OBJECTION

TREE
16.19/01621/CAN Mark Waddams
COLLEGE - 18 College Road, Newton Abbot
Crown lift one western red cedar by approx. 4m from ground level, removing secondary branches only and reduce three leggy branches by 0.5-1m from branch tips

THE TOWN COUNCIL'S TREE WARDEN RECOMMENDED THAT THE WESTERN RED CEDAR BE CROWN LIFTED **5M** FROM THE GROUND.

17.19/01311/FUL Eve Somerville
College - White Hart Inn, 8 East Street, Newton Abbot
Formation of new opening to south elevation
NO OBJECTION

18.19/01312/LBC Eve Somerville
COLLEGE - White Hart Inn, 8 East Street, Newton Abbot
Internal alterations to servery, ladies and gents toilets, form new opening to part elevation A and
replace external brick type paviour
NO OBJECTION

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

None.

171. **TEIGNBRIDGE DISTRICT COUNCIL**

19/00456/MAJ

Councillors Mike Hocking and Colin Parker advised that the Application in relation to the link road from A382 and A383 had been approved subject to conditions, the most notable being drainage and alleviation flood risk.

The Committee discussed the continued viability of Holbeam Dam in relation to flood risk and raised their concerns at its protection for the town. Members noted the considerable tree and vegetation debris in the river upstream of Steppes Meadow and the potential risk of flooding. Following discussion, accordingly it was:

RESOLVED that Councillors Mike Joyce and Mike Pilkington were authorised to prepare letters to South West Water and the Environment Agency to ascertain the details of the latest site inspections of Holbeam Dam and the river outlet and their overall assessment of flood risk to the town.

172. **DEVON COUNTY COUNCIL**

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

Nil.

174. **TREE PRESERVATION ORDER**

Referred to under Minutes 169 (8) and (10) above.

175. **LATE CORRESPONDENCE**

None.

176. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 24th September 2019.

CHAIRMAN