

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 25<sup>th</sup> FEBRUARY 2020** 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 M Hocking  
Mrs K Crout M Ryan  
R Hayes

By Invitation: Mr Eric Collar – Tree Warden

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

437. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Richard Jenks (Mayor), Mrs Ann Jones, Colin Parker, Mrs Lesley Sheffield and Mike Pilkington.

438. **INTERESTS**

None.

439. **MINUTES**

The minutes of the meeting of the Planning Committee held on 4<sup>th</sup> February 2020 were received and signed as a correct record.

440. **PUBLIC PARTICIPATION**

None.

441. **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.

442. **PLANNING APPLICATIONS**

**BRADLEY**

1. 19/01667/FUL Eve Somerville  
BRADLEY - 3 Coombeshead Road, Newton Abbot  
Two storey side extension  
NO OBJECTION

2. 20/00169/FUL  
BRADLEY - 1 Perry Lane, Newton Abbot Eve Somerville  
Demolition of existing workshop/office/storage building a erection of detached dwelling with associated carport/storage barn and new access to adjoining highway  
NO OBJECTION

3. 20/00212/FUL Verity Clark  
BRADLEY - 6 Higher French Park, Newton Abbot  
Construction of vehicular hardstanding at front and conservatory to rear  
NO OBJECTION

4. 20/00228/FUL Central Team  
BRADLEY - 54 Highweek Village, Newton Abbot  
Demolition of existing conservatory and glazed porch, erection of single storey rear and side extension with lantern rooflight, and erection of new porch with pitched roof  
NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

#### MAJOR APPLICATION

5. 20/00236/MAJ No case officer allocated  
BRADLEY - Land at NGR 284376 71456 Ogwell Mill Road, Newton Abbot  
Hybrid Application. Construction of 76 dwellings including all associated public open space, landscaping, surface water attenuation and all other external works. Outline planning permission sought for four self-build units  
THE COMMITTEE NOTED THE REDUCTION IN THE NUMBER OF DWELLINGS FROM PREVIOUS APPLICATIONS TO 76 PLUS FOUR SELF-BUILD PROPERTIES AND RAISED NO OBJECTIONS

6. 20/00022/FUL Artur Gugula  
BRADLEY - 46 Mile End Road, Newton Abbot  
Demolition of existing single storey utility/garage, construction of new semi-detached dwelling and erection of single storey rear extensions to existing dwelling  
THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUNDS OF OVERDEVELOPMENT AND THE ADVERSE AFFECT ON THE STREET SCENE

7. 20/00299/FUL Ian Perry  
BRADLEY - Land at the junction of Ashburton Road and Foxglove Close  
Erection of local centre, car parking, landscaping and associated works  
THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE SUBJECT TO PROVISION OF SUITABLE VEHICULAR ACCESS. IT WAS FURTHER NOTED THAT 33 PARKING SPACES WERE INCLUDED IN THE PROPOSAL

#### **BUCKLAND & MILBER**

Application Withdrawn

8. 19/02153/FUL  
BUCKLAND & MILBER - 28 Ash Way, Newton Abbot  
Remove roof and extend with double rear gable and rear extension  
NOTED

9. 20/00011/FUL No case officer allocated  
BUCKLAND & MILBER - 3 Woodlands Road, Newton Abbot  
Construction of two storey and single storey side extensions, first floor extension above existing single storey rear extension and new single storey extension  
THE COMMITTEE NOTED THAT THE EXISTING GARAGES WERE USED FOR CAR REPAIRS AND RAISED CONCERN THAT THE WORKS WOULD MOVE TO THE ROADSIDE.  
OVERALL IT RAISED NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

## **BUSHELL**

10. 20/00124/FUL Eve Somerville  
BUSHELL - 32 Queen Street, Newton Abbot  
Proposed change of use from Use Class A1 (Retail) To Use Class A3 (Restaurant) with  
ancillary Use Class A5 (Hot Food Takeaway)  
NO OBJECTION

11. 20/00125/LBC Eve Somerville  
BUSHELL - 32 Queen Street, Newton Abbot  
Internal & External alterations  
NO OBJECTION

12. 20/00251/FUL Eve Somerville  
BUSHELL - 14 Oak Place, Newton Abbot  
Change of use from Use Class D” (assembly and leisure) to Use Class A2 (financial and  
professional services) and associated works  
THE COMMITTEE RAISED NO OBJECTION SUBJECT TO ACCESS AND PARKING

## **COLLEGE**

Provisional Tree Preservation Order  
13. E2/01/152  
COLLEGE - 17a South Road, Newton Abbot  
The District of Teignbridge (17A South Road)  
Tree Preservation Order 2020  
NOTED

### **443. NAMING OF STREETS AND NUMBERING OF HOUSES**

Further to Minute 19/10(235) the Chairman reminded Members of their previous consideration  
of the naming of streets in the Bradley Barton Farm Development. These had been recorded  
as:

- 1.Heath Meadow
- 2.Dadd’s Close

### **444. TEIGNBRIDGE DISTRICT COUNCIL**

None.

### **445. DEVON COUNTY COUNCIL**

None

### **446. PLANNING APPLICATIONS AT VARIANCE WITH TOWN COUNCIL’S OBSERVATIONS**

None.

### **447. TREE PRESERVATION ORDER**

Referred to under Minute 442 (13) above.

### **448. LATE CORRESPONDENCE**

None.

449. **DATE OF NEXT MEETING**

The next meeting of the Planning Committee would be held at 2.00 p.m. on Tuesday 17<sup>th</sup> March 2020 at the Buckland Community Centre, Gilbert Road, Newton Abbot.

CHAIRMAN