

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 17<sup>th</sup> MARCH 2020** AT 2.00 P.M. AT THE BUCKLAND COMMUNITY CENTRE, GILBERT ROAD, NEWTON ABBOT

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

Councillors Mrs C Bunday C N Parker  
R Hayes M E Ryan  
M Hocking Mrs L Sheffield  
R Jenks (Mayor)

By Invitation: Mr Eric Collar – Tree Warden

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

478. **APOLOGIES**

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

479. **INTERESTS**

The Committee gave notice of its intention to declare its interest in Minute 483 (16) and (17) and further Councillor Mrs Carol Bunday gave notice of her intention to declare an interest in Minute 483 (9) below.

480. **MINUTES**

The minutes of the meeting of the Planning Committee held on 25<sup>th</sup> February 2020 were received and signed as a correct record.

481. **PUBLIC PARTICIPATION**

None.

482. **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.

483. **PLANNING APPLICATIONS**

**BRADLEY**

1. 20/00278/FUL Anna Mooney  
BRADLEY - 169 Broadlands Avenue, Newton Abbot  
Two storey side/rear extension and single storey extensions  
THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUNDS OF  
OVERDEVELOPMENT AND THE ADVERSE AFFECT ON THE STREET SCENE.

## **BRUNEL**

2. 19/02513/FUL Eve Somerville  
BRUNEL - 28 Courtenay Park, Newton Abbot  
New live work unit property to the rear (C3 to first floor and B1 to ground floor)  
THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUNDS OF  
OVERDEVELOPMENT AND THE DETRIMENTAL IMPACT ON A LISTED BUILDING  
SETTING.

3. 19/02514/LBC Eve Somerville  
BRUNEL - 28 Courtenay Park, Newton Abbot  
New live work unit property to the rear  
THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUNDS OF  
OVERDEVELOPMENT AND THE DETRIMENTAL IMPACT ON A LISTED BUILDING  
SETTING.

## **BUCKLAND & MILBER**

4. 20/00275/FUL Eve Somerville  
BUCKLAND & MILBER - 29 Balmoral Close, Newton Abbot  
Construction of detached dwelling  
THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE SUBJECT TO PARKING AND  
ACCESS BEING MADE AVAILABLE.

5. 20/00410/FUL Gary Crawford  
BUCKLAND & MILBER - 43 St. Luke's Road, Newton Abbot  
Construction of two storey rear and side extension incorporating balcony  
BY MAJORITY THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUNDS OF  
BEING OVERBEARING AND THE DESIGN SHOWED LITTLE CONNECTIVITY WITH THE  
HOST DWELLING.

Application withdrawn  
6. 19/02269/FUL Gary Crawford  
BUCKLAND & MILBER - 28 Ash Way, Newton Abbot  
Remove roof and extend with double rear gable and rear extension  
NOTED.

## **BUSHELL**

7. 20/00318/LBC Claire Boobier  
BUSHELL - 62 Seymour Road, Newton Abbot  
Replace damaged lath and plaster ceiling  
NO OBJECTION.

8. 20/00339/FUL No Case Officer  
BUSHELL - 78 Abbotsbury Road, Newton Abbot  
Replace hedge with wall and two pillars  
NO OBJECTION.

9. 20/00344/FUL Central Team  
BUSHELL - 125 Broadlands Avenue, Newton Abbot  
Single storey side extension including front porch and replacement conservatory roof  
NO OBJECTION.

*Councillor Mrs Carol Bunday having declared an interest did not take part in the discussion or voting thereon.*

10.20/00314/FUL  
BUSHELL - 86 Queen Street, Newton Abbot  
Replacement shop front  
NO OBJECTION.

11.20/00440/LBC  
BUSHELL - 86 Queen Street, Newton Abbot  
Replacement shop front  
NO OBJECTION.

## **COLLEGE**

12.20/00328/CAN Mark Waddams  
COLLEGE - 11 College Road, Newton Abbot  
Fell two Leyland cypress trees located on or close to the rear garden boundary  
THE COMMITTEE WERE UNABLE TO MAKE A DECISION BASED UPON THE LACK OF  
INFORMATION PROVIDED BY THE APPLICANT AND THEREFORE REFERRED THE  
MATTER TO THE DECISION OF THE ARBORICULTURAL OFFICER.

13.19/02147/LBC Gary Crawford  
COLLEGE - 83B Wolborough Street, Newton Abbot  
Removal of non-supporting internal wall around the stairwell in the top bedroom, including a  
door and door frame, and replace with bannister and shelving, repositioning of an internal side  
wall to the rear of the house, removal and raising of the ceiling into the roof to enlarge the room,  
once conservation roof window into the roof at rear and replacement of one window to  
bathroom  
NO OBJECTION.

14.20/00331/TPO Mark Waddams  
COLLEGE - 45 Bunting Close Ogwell Newton Abbot  
In area A4, fell one ash, coppice one hazel and prune one oak branch by up to 2.5m  
THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE SUBJECT TO THE PLANTING  
OF REPLACEMENT TREES WHERE PRACTICAL.

Provisional Tree Preservation Order

15.E2/01/153  
COLLEGE - Charlecote, 18A Keyberry Park, Newton Abbot  
The district of Teignbridge (18A Keyberry Park) Tree Preservation Order 2020  
NOTED.

16.20/00431/LBC  
COLLEGE - Newton's Place (Formerly St. Leonard's Church), 43  
Wolborough Street, Newton Abbot  
External face mounted signage to the north and eastern elevations  
THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUND THAT THE DESIGN  
WOULD FETTER THE DETAIL WITHIN THE FRONT ELEVATION AND RECOMMENDED A  
REVIEW OF THE FONT/SCALE OF THE PROPOSED LETTERING.

*The Committee having previously declared an interest, took part in the discussion and voting thereon.*

17.20/00432/ADV  
COLLEGE - Newton's Place (Formerly St. Leonard's Church), 43  
Wolborough Street, Newton Abbot  
External face mounted signage to the north and eastern elevations

THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUND THAT THE DESIGN WOULD FETTER THE DETAIL WITHIN THE FRONT ELEVATION AND RECOMMENDED A REVIEW OF THE FONT/SCALE OF THE PROPOSED LETTERING.

*The Committee having previously declared an interest, took part in the discussion and voting thereon.*

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

None.

485. **TEIGNBRIDGE DISTRICT COUNCIL**

None.

486. **DEVON COUNTY COUNCIL**

None

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

**20/00027/FUL – 26 Laburnum Road, Newton Abbot**

Demolition of attached garage and construction of granny annexe incorporating Juliet Balcony  
The Committee raised no objection subject to ancillary use only and it further recommended the applicant consider the installation of solar panels. Teignbridge District Council refused the application on the grounds of detrimental impact on amenity of 28 Laburnum Road; the extension showed little connectivity on the host dwelling and had the appearance of being a separate unit of accommodation.

NOTED.

**19/02481/FUL - 19 St. Luke's Road, Newton Abbot**

Loft conversion including rear dormer, single storey side extension and extension to parking area. The Committee had previously raised no objection but noted that Teignbridge District Council refused the application on the grounds that the large scale proposed would have an adverse effect on the visual amenity of the property and the overall effect on the street scene.

NOTED.

488. **TREE PRESERVATION ORDER**

Referred to under Minute 483 (14) and (15) above.

489. **LATE CORRESPONDENCE**

The Chairman invited the Town Development Manager to report on a 'proposed enhancement scheme' intended for Queen Street, Newton Abbot subject to grant funding. Mrs Henley reported that despite having received detailed plans for the proposals that she had grave concerns that the businesses within the town centre and out to Queen Street had not been consulted. She noted that District Councillors and Town Councillors had also been excluded from consultation to date. Members discussed the potential aspects of such a proposal and supported Mrs Henley in her concerns, particularly in the current economic situation.

Following discussion among Members, accordingly it was:

**AGREED** that the Town Development Manager withdraw from the proposed project meeting until proper consultation with those affected had taken place.

490. **DATE OF NEXT MEETING**

In view of the Government Advice to restrict the spread of Coronavirus (COVID-19) the next meeting of the Planning Committee (previously scheduled for Tuesday 7<sup>th</sup> April at 2pm) would be cancelled.

The Chairman advised Members that individual Ward Members should make responses on incoming Planning Applications direct to the Planning Department at Teignbridge District Council, as they arise.

The Principal Administrator reported that Members would be supplied with a summary planning list and PowerPoint slides once every three weeks. She advised that these need not be printed but act as reference of the accumulation of applications to date to assist Members in reviewing Applications within Newton Abbot. Mrs Robinson invited Councillors to contact her by email should they encounter any queries or concerns regarding planning Applications. The Chairman added that Major Applications would be handled collectively should they arise; the details of which would need to be clarified.

The Chairman thanked members for their support and consideration in these exceptional circumstances and wished everyone well.

CHAIRMAN