

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 11th JANUARY 2022 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)
A Hall
M Hocking
D Howe
M Joyce (Mayor)
C Parker
Mrs L Sheffield

Officers in attendance: Phil Rowe - Town Clerk
Sally Henley - Town Development Manager
Linda McGuirk - Principal Administrator

272. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Mrs K Crout and M Pilkington.

273. **INTERESTS**

Cllr M Joyce declared a non-pecuniary interest in agenda item 5, planning application 21/02713/HOU.

274. **MINUTES**

The minutes of the meeting of the Planning Committee held on 14th December 2021 were received and signed as a correct record subject to a minor amendment to minute 263, applications 3 and 4 were incorrectly listed as Brunel instead of Bushell.

275. **PUBLIC PARTICIPATION**

None.

276. **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.

277. **PLANNING APPLICATIONS**

BRADLEY

Application withdrawn

1. 21/02478/HOU None Stated

BRADLEY - 6 Belvedere Road, Newton Abbot

Single storey rear and side extensions, loft conversion to include rooflights and rear balcony and raised decking to the rear with steel frame pergola.

Members noted the above application had been withdrawn.

BRUNEL

Nil.

BUCKLAND & MILBER

2. 21/02678/HOU Central Team

BUCKLAND & MILBER - 48 Twickenham Road, Newton Abbot

Proposed rear extension and new garage.

RECOMMENDATION: NO OBJECTION.

BUSHELL

3. 21/02597/FUL None Stated

BUSHELL - 94 Queen Street, Newton Abbot

Change of use from Accountants Use Class A2 to Beauty Salon Sui Generis.

RECOMMENDATION:

NO OBJECTION. IN PRINCIPLE MEMBERS SUPPORTED THE APPLICATION, WOULD LIKE TO SEE AN IMPROVEMENT TO THE SHOP FRONTAGE IN KEEPING WITH THE STREET SCENE.

4. 21/02775/FUL Central Team

BUSHELL - Market Gate, 3 Market Street, Newton Abbot

Change of use of studio flat to female w.c. associated with the Public House.

RECOMMENDATION: NO OBJECTION.

TREE

5. 21/02821/TPO Bruce Macfarlane

BUSHELL - 87 Knowles Hill Road, Newton Abbot

Fell one Monterey cypress

RECOMMENDATION: NO OBJECTION, SUBJECT TO REPLANTING WITH A SUITABLE NATIVE SPECIES.

6. 21/02809/FUL None Stated

BUSHELL - 90 Queen Street, Newton Abbot

Change of use from shop (use class E) to hot food takeaway (sui generis) with internal and external alteration

RECOMMENDATION: NO OBJECTION IN PRINCIPLE TO THE USE HOWEVER OBJECT DUE TO DESIGN IS NOT IN KEEPING WITH THE STREET SCENE AND SHOULD BE IMPROVED TO REFLECT THE HERITAGE OF THE LISTED BUILDING.

MEMBERS WERE CONCERNED THE APPLICATION COULD POSE A DETRIMENTAL IMPACT ON THE DAY-TO-DAY RUNNING OF EXISTING BUSINESSES DUE TO THE PROPOSED INACTIVE DAY-TIME USAGE.

7. 21/02810/LBC None Stated
BUSHELL - 90 Queen Street, Newton Abbot
Change of use from shop (use class E) to hot food takeaway (sui generis) with internal and external alterations.

RECOMMENDATION: NO OBJECTION IN PRINCIPLE TO THE USE HOWEVER OBJECT DUE TO DESIGN IS NOT IN KEEPING WITH THE STREET SCENE AND SHOULD BE IMPROVED TO REFLECT THE HERITAGE OF THE LISTED BUILDING. MEMBERS WERE CONCERNED THE APPLICATION COULD POSE A DETRIMENTAL IMPACT ON THE DAY-TO-DAY RUNNING OF EXISTING BUSINESSES DUE TO THE PROPOSED INACTIVE DAY-TIME USAGE.

8. 21/02857/ADV None Stated
BUSHELL - Bus Shelter Adjacent Old Exeter Road, Newton Abbot
Replace advertising displays

RECOMMENDATION: NO OBJECTION

COLLEGE

9. 21/02713/HOU None Stated
COLLEGE - 92 Torquay Road, Newton Abbot
Erection of a new fence

RECOMMENDATION: NO OBJECTION. MEMBERS NOTED THE APPLICATION IS RETROSPECTIVE.

Councillor M Joyce declared a personal interest in the application, spoke but did not vote on the item.

10. 21/02860/FUL None Stated
COLLEGE - Land off Powderham Road, Newton Abbot
Engineering operations to form two terraces within garden land

RECOMMENDATION: NO OBJECTION

11. 21/02432/FUL None Stated
COLLEGE - 16 Keyberry Park, Newton Abbot
Retrospective change of use clinic to domestic residence

RECOMMENDATION: NO OBJECTION, PROVIDING THE PROPERTY IS NOT CONVERTED INTO A HOUSE OF MULTIPLE OCCUPATION.

Applications not on list

12. 21/02770/HOU
COLLEGE - 3 St. Michaels, 5 Courtenay Road, Newton Abbot
Single storey front extension.

RECOMMENDATION: NO OBJECTION

278. **NAMING OF STREETS**

The Clerk advised a response had been received from Teignbridge District Council (TDC) advising the recent street names suggested for the new development near Ogwell Mill Road, Newton Abbot did not meet the street naming and numbering criteria as outlined in their policy.

Members **agreed** to submit the following re considered street names:

1. Sovereign Close/Road
2. Platinum Close/Road
3. Roedeer Close/Road
4. Nutkin Close/Road

279. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None

(b) Applications

None

280. **DEVON COUNTY COUNCIL**

None

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

19/01754/FUL - 1 Devon Square, Newton Abbot

Part Change of use of dwelling to a mixed-use as a dwelling (lower ground floor) and office (ground floor and first floor) and associated works.

Refusal noted.

282. **APPLICATIONS IN NEIGHBOURING PARISHES**

None

283. **LATE CORRESPONDENCE**

None.

284. **DATE OF NEXT MEETING**

The next meeting would be held on 1ST February 2022 at 2.00pm.

The meeting closed at 14:36pm

CHAIRMAN