

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 1st FEBRUARY 2022 AT 2.00 P.M** AT NEWTON'S PLACE, 43 WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillors A Jones (Chairman) Presiding
M Ryan (Vice-Chairman)

Councillors C Bunday (Dep Mayor)
M Hocking
M Joyce (Mayor)
C Parker
L Sheffield

Officers in attendance:

Phil Rowe - Town Clerk
Linda McGuirk - Principal Administrator
Mr Eric Collar – Tree Officer

308. **APOLOGIES**

Apologies for absence were received on behalf of Councillors K Crout, A Hall and Town Development Manager – Sally Henley.

309. **INTERESTS**

Cllr C Parker gave notice of his intention to declare a non-pecuniary interest in Agenda item 5, planning application 21/02931/FUL and abstained from voting.

310. **MINUTES**

The minutes of the meeting of the Planning Committee held on 11th January 2022 were received and signed as a correct record.

311. **PUBLIC PARTICIPATION**

None.

312. **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.

313. **PLANNING APPLICATIONS**

BRADLEY

1. **21/02861/HOU**

None Stated

Chair initials.....

BRADLEY
1 Lower French Park, Newton Abbot
Single storey rear extension

Recommendation: No objection, providing ancillary use only.

3. **21/02907/FUL** None Stated

BRADLEY
30 Mile End Road, Newton Abbot
Demolition of conservatory and ground floor shower room; addition of timber cladding, front porch, bike shed and rear terrace; and internal alterations to amalgamate two dwelling into one dwelling.

Recommendation: No objection, providing ancillary use only.

4. **22/00048/ADV** None Stated

BRADLEY
Unit 4, Hele Park, Foxglove Close, Newton Abbot
Internally illuminated sign above door on front elevation and side elevation

Recommendation: No objection.

5. **22/00082/HOU** None Stated

BRADLEY
13 Bugle Place, Newton Abbot, TQ12 1GZ
Proposed single storey extension

Recommendation: Objection, application is considered over development of site and will have a detrimental effect on the street scene. Extension should be for ancillary use only. Concerns were raised about insufficient parking.

6. **22/00101/ADV** None Stated

BRADLEY
Bradley Barton View Development, Ogwell Mill
Road, Newton Abbot
Advertisement Sign

Recommendation: It was noted the application has been approved by TDC, however the sign has not been erected in the agreed location.

BRUNEL

Nil.

BUCKLAND & MILBER

7. **21/02664/FUL** None Stated

BUCKLAND & MILBER
Forde House, Brunel Road, Newton Abbot
Installation of photovoltaic panels on the roof

Recommendation: Retrospective application – noted.

Chair initials.....

8. **21/02851/FUL** None Stated
BUCKLAND & MILBER
37B Torquay Road, Newton Abbot
Demolition of existing building, proposed two dwellings

Recommendation: Objection, overdevelopment of site.
9. **21/02876/HOU** Central Team
BUCKLAND & MILBER
64 Aller Brake Road, Newton Abbot
Garage conversion, kitchen extension and patio

Recommendation: No Objection
10. **22/00003/HOU** None Stated
BUCKLAND & MILBER
12 Aller Park Road, Newton Abbot
Loft conversion and alteration to entrance from side of the property to the front.

Recommendation: No Objection providing ancillary use only, however concerns were raised regarding the scale of the dormers.
11. **22/00006/FUL** None Stated
BUCKLAND & MILBER
40 St. Luke's Road, Newton Abbot
Dwelling in garden

Recommendation: Objection on the grounds of poor highways access to the site and overdevelopment. Concerns were raised about overlooking neighbouring properties.
12. **22/00002/HOU** None Stated
BUCKLAND & MILBER
19 St. Luke's Road, Newton Abbot
Alterations to roof dormer, roof extension to front and rear (words on the list)
Loft conversion including installation of dormer windows to front and rear and rooflights (words on consultation email)

Recommendation: Objection, as per previous comments submitted.
14. **22/00066/HOU** None Stated
BUCKLAND & MILBER
5 Ridgeway Close, Newton Abbot
Raised patio area

Recommendation: No Objection
15. **22/00067/FUL** None Stated
BUCKLAND & MILBER
McDonald Restaurants Ltd, Keyberry Road, Newton Abbot
Alterations to elevations to include extensions new glazing, replacement drive through booths, access door, aluminium cladding and brick work to match existing, repositioning of the accessible bays with updated hardstand and associated works

Chair initials.....

Recommendation: Objection on the grounds of highways issues, concerns the proposal will exacerbate the existing traffic problems for customers of Sainsbury's and surrounding highways.

16.**22/00068/ADV** None Stated

BUCKLAND & MILBER
McDonald Restaurants Ltd, Keyberry Road, Newton Abbot
Relocation of one existing digital freestanding sign.

Recommendation: No Objection

Application withdrawn

17.**21/00574/FUL**

BUCKLAND & MILBER
40 St. Luke's Road, Newton Abbot
Dwelling in garden

18.**21/02930/HOU** None Stated

BUCKLAND & MILBER
43 Woodlands Road, Newton Abbot, TQ12 4ER
Removal of outhouse and replacement with annexe building

Recommendation: No Objection, provided ancillary use only.

19.**21/02931/FUL** None Stated

BUCKLAND & MILBER
3 Twickenham Road, Newton Abbot, TQ12 4JE
First floor extension to existing bungalow

Recommendation: Objection on the grounds of overdevelopment.
Cllr C Parker declared a non-pecuniary interest and abstained from voting

20.**22/00053/HOU** Central Team

BUCKLAND & MILBER
55 Twickenham Road, Newton Abbot, TQ12 4JF
Proposed dormer roof extension and single storey extension

Recommendation: No Objection

BUSHELL

21.**21/02724/NPA** None Stated

BUSHELL
Newton Abbot Leisure Centre, Highweek Road, Newton Abbot
Notification of prior approval for installation of solar panels to roof

Recommendation: Noted

22.**21/02890/HOU** None Stated

BUSHELL
53 Seymour Road, Newton Abbot
Erection of outbuilding to use as an art studio

Recommendation: No Objection

Chair initials.....

23.21/02845/ADV
BUSHELL
94 Queen Street, Newton Abbot
External fascia sign, swing sign

None Stated

Recommendation: No Objection

24.21/02853/LBC
BUSHELL
94 Queen Street, Newton Abbot
Listed Building application for advert signs

None Stated

Recommendation: No Objection

CONSULTATION RECEIVED FROM DEVON COUNTY COUNCIL

25.22/00033/DCR3
BUSHELL
Orchard House Family Centre, 21 Ashburton Road, Newton Abbot
Consultation from Devon County Council on application under Town & Country
Planning General Regulations 1992 – Regulation 3 for installation of external wall
insulation and associated works to roof, replacement windows and doors and
installation of PV panels to flat room (DCC re RT/DCC4282/2021

None Stated

Recommendation: No Objection

26.22/00091/FUL
BUSHELL
43 Queen Street, Newton Abbot, TQ12 2AQ
Conversion and change of use of Class E storage to create two Class C3 residential
units.

None Stated

Recommendation: No Objection. Members supported the use of residential property
above commercial premises providing that sufficient provision is made for the storage
and collection of refuse off the highway.

COLLEGE

27.21/02837/HOU
COLLEGE
27 Gothic Road, Newton Abbot
Single storey side extension

Central Team

Recommendation: No Objection

28.21/02884/HOU
COLLEGE
22 Keyberry Park, Newton Abbot
Removal of the existing damaged windows and conversion of main entrance from a
door to new UPVC window sash frames

None Stated

Chair initials.....

Recommendation: Objection, prefer to see the sash windows replaced with 'like for like'.

29.**21/02904/FUL** None Stated
COLLEGE
Land south of 1 Powderham Close, Powderham Road, Newton Abbot
Dwelling, associated parking and landscaping

Recommendation: Object, poor design in a prominent and highly visible location.
Detrimental effect on the street scene.

Tree
30.**22/00058/CAN** Bruce Macfarlane
COLLEGE
Elmcote 8 & 9, Lonsdale Road, Newton Abbot
Felling and pruning works as itemised in submitted schedule

Recommendation: No Objection

314. **NAMING OF STREETS**
The Town Clerk advised that one of the street names proposed at the last meeting, Nutkin Drive, had been refused due to copyright laws.

315. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None

(b) Applications

None

316. **DEVON COUNTY COUNCIL**

22/00033/DCR3
BUSHELL

Orchard House Family Centre, 21 Ashburton Road, Newton Abbot.
Consultation from Devon County Council on application under Town & Country Planning General Regulations 1992 – Regulation 3 for installation of external wall insulation and associated works to roof, replacement windows and doors and installation of PV panels to flat room (DCC re RT/DCC4282/2021)

Recommendation: No Objection

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

21/01941/HOU – 56 Orchard Grove, Newton Abbot.
Car Port

Refusal noted.

Chair initials.....

318. **APPLICATIONS IN NEIGHBOURING PARISHES**

None

319. **LATE CORRESPONDENCE**

None.

320. **DATE OF NEXT MEETING**

The next meeting would be held on 22nd February 2022 at 2.00pm.

Meeting closed at 15:10pm

Chairman.....Date.....

Chair initials.....