

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 5th APRIL 2022 AT 2.00 P.M** AT NEWTON'S PLACE, 43 WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT:

Councillors	M Ryan (Vice-Chairman) Presiding
Councillors	C Bunday (Dep Mayor) A Hall M Hocking C Parker L Sheffield
By Invitation	Eric Collar, Tree Advisor
Officers in attendance:	Phil Rowe - Town Clerk Sally Henley – Town Development Manager Linda McGuirk - Principal Administrator
Present	One member of the public

410. **APOLOGIES**

Apologies for absence were received on behalf of Councillors M Joyce (Mayor), A Jones (Chairman), M Pilkington, K Crout and D Howe.

411. **INTERESTS**

None

412. **MINUTES**

The minutes of the meeting of the Planning Committee held on 15th March 2022 were received and signed as a correct record.

413. **PUBLIC PARTICIPATION**

None.

414. **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.

415. **PLANNING APPLICATIONS**

BRADLEY

1. 22/00383/LBC
The Quadrangle, 1 Seale Hayne, Newton Abbot
Internal works to rooms above entrance tower and installation of new internal stairs.

RECOMMENDATION: NO OBJECTION

2. 22/00170/HOU Bradley
9 Applegarth Close Newton Abbot Devon TQ12 1RR
Two storey side extension to form integral garage and granny annexe.

RECOMMENDATION: NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

3. 22/00284/OUT Bradley
Woodside Greycoat Lane Newton Abbot Devon TQ12 6PX
Outline - detached dwelling (approval sought for access).

RECOMMENDATION: NO OBJECTION

4. 22/00473/HOU
12 Belvedere Road Newton Abbot Devon TQ12 1QJ
Rear single storey extension.

RECOMMENDATION: NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

BRUNEL

Nil.

BUCKLAND & MILBER

5. 22/00497/ADV Buckland And Milber
McDonald's Restaurants Ltd, Keyberry Road Newton Abbot Devon TQ12 1BN
Banner sign.

RECOMMENDATION: NO OBJECTION

6. 22/00617/HOU Buckland And Milber
12 Aller Park Road Newton Abbot Devon TQ12 4NG
Loft Conversion, and relocate main entrance from side to front

RECOMMENDATION: NO OBJECTION IN PRINCIPLE, COUNCILLORS EXPRESSED CONCERN REGARDING THE SCALE OF THE DORMERS.

BUSHELL

Nil.

COLLEGE

- 7. 22/00532/HOU College
23 Vale Road Newton Abbot Devon TQ12 1DZ
Single storey side extension.

RECOMMENDATION: NO OBJECTION

- 8. 22/00426/FUL College
Unit 8B Silverhill's Road Decoy Industrial Estate Newton Abbot Devon TQ12 5ND
Proposed erection of vehicle workshop.

RECOMMENDATION: NO OBJECTION

- 9. 22/00622/TPO College
Bacchante House, Hilltop Meadow, Newton Abbot, Devon.
Fell one acer, Tree Preservation Order.

RECOMMENDATION: NO OBJECTION

- 10.22/00576/OUT College
Ashfield Lodge, 12 Torquay Road Newton Abbot Devon TQ12 1AH
Outline - Erection of two dwellings (approval sought for scale and access).

RECOMMENDATION: NO OBJECTION. THE COMMITTEE NOTED THE INTENTION TO PLANT THREE REPLACEMENT TREES OF APPROPRIATE SPECIES.

- 11.22/00577/HOU College
11 Forde Park Newton Abbot Devon TQ12 1DB
Detached out building to be used as a home office

RECOMMENDATION: NO OBJECTION

MAJOR APPLICATION:

- 12.22/00579/MAJ College
Development Site 22 - 26 Wolborough Street Newton Abbot
Erection of a part four, part five storey building to provide 38 residential units (Class C3) and associated facilities with retail accommodation at ground floor levels (Class E/Sui Generis).

RECOMMENDATION: As the documents relating to this application were not available on the Planning Authority's website, the Committee was of the view that if the Application was ostensibly the same as Application 17/02715/MAJ granted in February 2019, it raised no objection consistent with its view on this previous application.

416. APPLICATION FOR APPROVAL OF RESERVED MATTERS

Members gave consideration to a letter received from David Wilson Homes regarding Reserved matters for the western parcel of Site Allocation NA3 at Wolborough Barton, Newton Abbot.

The Council was invited to view and comment in advance of the reserved matters planning application for residential development in the region of 236 dwellings

bounded by Totnes Road, Firestone Lane and Old Totnes Road. Although Members accepted it would be inappropriate to formally comment on the application in advance of the actual formal application being received, it made the following observations: -

- Concerns that each section of residential development had only a single vehicular access and that in the case of emergencies it might be possible to make provision for alternative accesses.
- With regard to the provision of allotments, reference was made to the need for the site to be fit for purpose, i.e. be suitable for cultivation (sufficient level and quality of topsoil); secure; accessible; provision of water, provide a minimum of 16 plots;
- Consideration being given to the overall infrastructure; including access to schools; crossings over the main road (A381), parking provision for residents & visitors (width of estate roads sufficient);
- Density, nearer to 30 than 40 dwellings per hectare.
- Impact on Wolborough Street, congestion and air quality if no suitable pedestrian/cycle access to and from the town.

417. **NAMING OF STREETS**

None.

418. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None.

(b) Applications

None.

419. **DEVON COUNTY COUNCIL**

None

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

None

421. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

422. **LATE CORRESPONDENCE**

None.

423. **DATE OF NEXT MEETING**

The next meeting would be held on 26th April 2022 at 2.00pm.

Meeting closed at 3:00 pm

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