

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 26th APRIL 2022 AT 2.00 P.M** AT NEWTON'S PLACE, 43 WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillors A Jones (Chairman), Presiding

Councillors C Bunday (Dep Mayor)
A Hall
M Hocking
D Howe
M Joyce (Mayor)
K Crout
L Sheffield

Officers in attendance:

Phil Rowe - Town Clerk
Linda McGuirk - Principal Administrator

424. **APOLOGIES**

Apologies for absence were received on behalf of Councillors M Ryan (Vice-Chairman) C Parker, M Pilkington, Sally Henley – Town Development Manager and Eric Collar – Tree Advisor.

425. **INTERESTS**

None

426. **MINUTES**

The minutes of the meeting of the Planning Committee held on 5th April 2022 were received and signed as a correct record.

Cllr M Joyce abstained from voting.

427. **PUBLIC PARTICIPATION**

None.

428. **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.

429. **PLANNING APPLICATIONS**

BRADLEY

1 22/00635/HOU

The Gables, Coombeshead Road, Newton Abbot
Replacement garage with games room with gym over.

RECOMMENDATION:

Object, due to over development of site and concerns regarding overlooking and loss of privacy.

2 22/00698/HOU

34 Applegarth Avenue Newton Abbot Devon TQ12 1RU
Single storey side extension, decking to rear, alterations for disabled access.

RECOMMENDATION: No Objection.

BRUNEL

Nil.

BUCKLAND & MILBER

3 22/00624/HOU

29 Moorland View, Newton Abbot, Devon
Proposed parking bay to front.

RECOMMENDATION: No Objection.

BUSHELL

4 22/00674/HOU

34 Orleigh Cross Newton Abbot Devon TQ12 2FX
Single storey extension.

RECOMMENDATION: Object, over development of site. Out of keeping with the street scene.

5 22/00304/HOU

1 Seymour Road Newton Abbot Devon TQ12 2PT
Boundary wall

RECOMMENDATION: No Objection.

6 22/00703/ADV

29 Courtenay Street Newton Abbot Devon TQ12 2QL
Internally illuminated fascia sign.

RECOMMENDATION: No Objection.

COLLEGE

- 7 22/00709/CLDE
55 Church Road Newton Abbot Devon TQ12 1AL
Certificate of lawfulness for existing use of property as three self-contained residential flats (C3 use class).

RECOMMENDATION: No Objection.

The Town Clerk advised members that the weekly list of planning applications received from the District Planning Authority was advance notification of planning applications received by the District Council and should not be regarded as formal consultee notification. The 21 days consultation period is valid from the date of formal notification. Members discussed the issues this causes in relation to consideration of applications within the required timescale which may not coincide with the Town Council's Planning Committee meetings.

Accordingly, it was:

RESOLVED that the Planning Committee grants delegated authority to the Town Clerk in consultation with members of the Planning Committee to consider planning applications via email if the consultation period is to be exceeded, as necessary.

430. **TEIGNBRIDGE DISTRICT COUNCIL (TDC) PLANNING ENFORCEMENT REVIEW**

Councillor Jones reminded members that Teignbridge District Council has set up a working group to review its planning enforcement function and were inviting town and parish councils to offer feedback and suggestions that might improve the enforcement service.

Members discussed the Planning Monitoring and Enforcement - Policy and Procedure document and raised no issues with the content. It was noted, that on occasion enforcement can be lacking.

431. **NAMING OF STREETS**

None.

432. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

Councillor Hocking reported planning application 20/02090/FUL at 112 Ashburton Road, Newton Abbot, Devon, TQ12 1RJ had been refused recently.

(b) Applications

None.

433. **DEVON COUNTY COUNCIL**

Councillor Jones informed members a letter has been received from Devon County Council, formerly notifying the Town Council of an application under the Town and Country Planning General Regulations 1992 – Regulation 3:

Proposed new 65m road and footpath, to access Stover Golf Club, from Polish Camp Road, Land off the A382, south of Trago Mills roundabout, at south of the A38 Drumbridges junction and south of Trago roundabout on the A38.

Members noted the application which will be considered at the next Planning Committee meeting.

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

None

435. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

436. **LATE CORRESPONDENCE**

None.

437. **DATE OF NEXT MEETING**

The next meeting would be held on 17th May 2022 at 2.00pm.

Meeting closed at 2:30pm

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