

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 7<sup>th</sup> JUNE 2022 AT 2.00 P.M** AT NEWTON'S PLACE, 43 WOLBOROUGH STREET, NEWTON ABBOT.

**PRESENT:** Councillors A Jones (Chairperson), Presiding  
M Ryan (Vice-Chairperson)

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

Officers in attendance:  
Phil Rowe - Town Clerk  
Linda McGuirk - Principal Administrator

28. **APOLOGIES**

Apologies for absence were received on behalf of Councillors K Crout, M Pilkington, Sally Henley - Town Development Manager and Eric Collar – Tree advisor.

29. **INTERESTS**

None

30. **MINUTES**

The minutes of the meeting of the Planning Committee held on 17<sup>th</sup> May 2022 were received and signed as a correct record.

31. **PUBLIC PARTICIPATION**

None.

32. **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.

33. **PLANNING APPLICATIONS**

**BRADLEY**

22/00403/HOU  
51 Applegarth Avenue Newton Abbot Devon TQ12 1RU  
Single storey rear extension with raised patio area

**RECOMMENDATION:** No objection

**BRUNEL**

Nil

**BUCKLAND & MILBER**

22/00778/HOU  
2 Silverwood Avenue Newton Abbot Devon TQ12 4LG  
Single storey side extension and addition of small mono-pitched porch to principal elevation.

**RECOMMENDATION:** No objection

22/00725/HOU  
46 St Luke's Road Newton Abbot Devon TQ12 4ND  
Part conversion of existing garage and extending, creating new single garage to front

**RECOMMENDATION:** No objection

22/00721/HOU  
61 St Luke's Road Newton Abbot Devon TQ12 4ND  
Single storey extension to rear.

**RECOMMENDATION:** No objection

**BUSHELL**

22/00304/HOU  
1 Seymour Road, Newton Abbot, Devon, TQ12 2PT  
Retention of approx. 1685mm high boundary wall to replace soil bank and privet hedge

**RECOMMENDATION:** No objection

22/00823/OUT  
48 Seymour Road, Newton Abbot, Devon, TQ12 2PU  
Outline - dwelling (approval sought for access)

**RECOMMENDATION:** No objection

22/00689/LBC and 22/00688/HOU  
24 Devon Square Newton Abbot Devon TQ12 2HR  
Replacement of rear single storey kitchen, alterations to rubble limestone boundary wall, replacement patio and decorative restoration of south and west facades

**RECOMMENDATION:** No objection, subject to approval by the Conservation Officer.

**COLLEGE**

22/00525/FUL

Land Adjacent 5 Gothic Road Newton Abbot Devon TQ12 1LG  
Proposed single storey Dwelling.

**RECOMMENDATION:** No objection

22/00954/CAN

12A Forde Park, Newton Abbot, Devon, TQ12 1DB  
Reduce one Leyland cypress in height by one third

**RECOMMENDATION:** No objection

22/00810/MAJ

Land At Wolborough Barton Newton Abbot Devon TQ12 1EJ  
Approval of reserved matters for residential development of 236 dwellings (Use Class C3), public open space including allotments and children's play space, a surface water attenuation feature and associated landscaping and infrastructure (Revised description)

**RECOMMENDATION:** Members considered the application in detail and resolved to make no objection in principle to the development providing the following criteria are met:

- Inclusion of renewables and energy reduction in all properties, as per Policy 1 and 2 of the Newton Abbot Neighbourhood Development Plan (NANDP). In particular, the Town Council would like to see Solar Panels, Ground source heat pumps – where appropriate, Permeable driveways, Full insulation and Electric charging points.
- Allotments must be fit for purpose, i.e. be suitable for cultivation (sufficient level and quality of topsoil); secure; accessible by vehicle; provision of water and a minimum of 16 full sized plots.
- Inclusion of pedestrian and cycle routes to the Town Centre to mitigate the impact on Wolborough Street, in particular vehicular congestion and air quality.
- Emergency access: concerns were raised that each section of residential development had only a single vehicular access. Provision should be made for alternative emergency access routes across the site.
- Consideration must be given to the overall infrastructure; including access to schools; crossings over the main road (A381), parking provision for residents & visitors and sufficient width of estate roads.
- Density, prefer to see nearer to 30 than 40 dwellings per hectare.

In addition, Members expressed disappointment at the lack of a Care Home and any Assisted Living provision within the development and were concerned this could be deemed discriminatory. Consideration should also be given to the inclusion of

bungalows within the development.

Members agreed there was insufficient detail in relation to how surface water was intended to be dealt with on site and the impact on the River Lemon.

The Town Council would like to be included in any regular development progress meetings between the Developer and District Council Officers.

**34. NAMING OF STREETS**

None, the Town Clerk suggested that members start to give thought to potential names for the proposed development and Wolborough Barton.

**35. TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

Members were advised of two Newton Abbot applications due to be considered by the District Planning Committee which had been submitted by employees of the District Council.

(b) Applications

None

**36. DEVON COUNTY COUNCIL**

None

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

Members noted the reasons for refusal contained in the Planning Officers report for planning application: 21/02483/FUL – 56 Windsor Avenue, Newton Abbot.

**38. APPLICATIONS IN NEIGHBOURING PARISHES**

None.

**39. LATE CORRESPONDENCE**

Members noted correspondence received on behalf of Lovell Developments, outlining the draft site plan for the proposed Bradley Lane Development.

**40. DATE OF NEXT MEETING**

The next meeting will be held on 28<sup>th</sup> June 2022 at 2.00pm.

Meeting closed at 14:51

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