

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 28th JUNE 2022 AT 2.00 P.M** AT NEWTON'S PLACE, 43 WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillors A Jones (Chairperson), Presiding

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

By invitation: Mr Alister Whybrow, Representative of Kingsteignton Swifts

Officers in attendance:

Phil Rowe - Town Clerk
Sally Henley – Town Development Manager
Linda McGuirk - Principal Administrator

90. **APOLOGIES**

Apologies for absence were received on behalf of Councillor Mike Ryan and Eric Collar – Tree advisor.

91. **INTERESTS**

None

92. **MINUTES**

The minutes of the meeting of the Planning Committee held on 7th June 2022 were received and signed as a correct record.

93. **PUBLIC PARTICIPATION**

None.

94. **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.

95. **SWIFT CONSERVATION**

Mr Alister Whybrow, a representative of Kingsteignton Swifts, addressed Members on the ecology, migration and lifecycle of the Swift. Members were advised that Swifts are in decline due to the loss of nesting places. The Planning Committee were encouraged to consider the inclusion of Swift nesting boxes when considering planning applications.

The Chairperson thanked the representative for attending and providing the Councillors with information to help protect Swifts when considering planning applications.

96. **PLANNING APPLICATIONS**

BRADLEY

22/00628/HOU
10 Belvedere Road Newton Abbot Devon TQ12 1QJ
Replace conservatory with single storey extension with decking

RECOMMENDATION: No objection

22/01022/HOU
43 Burnley Road Newton Abbot Devon TQ12 1YD
Front porch extension and single storey side extension

RECOMMENDATION: Object, the proposed single storey side extension is considered to be overdevelopment of the site due to its proximity to the boundary and detrimental to the street scene. The Town Council raised no concerns regarding the proposed front porch.

BUCKLAND & MILBER

22/00757/HOU
4 Fallowfield Close Newton Abbot Devon TQ12 4EG
Single storey front extension

RECOMMENDATION: No objection

22/00946/HOU
23 Rowantree Road Newton Abbot Devon TQ12 4LL
Single storey side extension, and installation of Juliet balcony on first floor

RECOMMENDATION: No objection

BUSHELL

22/00856/HOU
Fair Acres Exeter Road Newton Abbot Devon TQ12 6PP
Demolish existing conservatory and erection of two storey extension

RECOMMENDATION: No objection

COLLEGE

22/00791/FUL

36-36A East Street Newton Abbot Devon TQ12 1AQ

Change of use from warehousing, storage auctioneering and shop premises, to class B8 warehouse comprising self-storage units, warehousing and ancillary offices.

RECOMMENDATION: No objection

22/01109/CAN

65 Church Road Newton Abbot Devon TQ12 1AN

Fell one ash

RECOMMENDATION: No objection, a replacement flowering Cherry should be planted in a suitable location within the garden.

22/01205/CAN

3 Wolborough Gate Courtenay Road Newton Abbot Devon TQ12 1RA

Prune hanging branches of one evergreen oak as indicated in submitted photos

RECOMMENDATION: No objection

97. **NAMING OF STREETS**

None

98. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

It was noted that planning application 22/00711/FUL has been refused.

(b) Applications

None

99. **DEVON COUNTY COUNCIL**

None

100. **PLANNING APPLICATIONS AT VARIANCE WITH TOWN COUNCIL’S OBSERVATIONS**

It was noted that planning application 22/00674/HOU has been approved.

101. **APPLICATIONS IN NEIGHBOURING PARISHES**

22/01151/MAJ ABBOTSKERSWELL

Land At Ngr 287048 69192, Langaforf Bridge, Kingskerswell Road

Reserved Matters application for the construction of 40 dwellings including affordable housing, public open space and associated site infrastructure; pursuant to outline planning permission reference 19/00238/MAJ (approval sought for access, appearance, landscaping, layout and scale)

RECOMMENDATION: Members considered planning application 22/01151/MAJ and agreed to defer submitting a recommendation until further information has been provided in regard to the installation of solar panels on all dwellings and an explanation on what 'affordable intermediate' means? Concerns were also raised regarding the use of non-native tree species within the development. Members requested clarification on highways access to the site.

102. LATE CORRESPONDENCE

None.

103. DATE OF NEXT MEETING

The next meeting will be held on 19th July 2022 at 2.00pm.

Meeting closed at 14:50

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