

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 11<sup>th</sup> OCTOBER 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: K Crout  
A Hall  
M Hocking  
M Joyce  
C Parker

Officers in attendance: Phil Rowe – Town Clerk  
Sally Henley – Town Development Manager  
Linda McGuirk - Principal Administrator  
Nigel Canham – Communications Officer

By Invitation: Eric Collar – Tree advisor

205. **APOLOGIES**

Apologies for absence were received on behalf of Councillor L Sheffield, C Bunday and M Pilkington. Councillor D Howe did not attend.

206. **INTERESTS**

Councillor M Hocking declared a non-pecuniary interest in agenda item 5, application 22/01129/MAJ and 22/01130/LBC 17-19 Market Walk, Newton Abbot. He is a substitute member of Teignbridge District Council's Planning committee. Cllr Hocking advised he will discuss the application but will not vote.

Councillor C Parker declared a non-pecuniary interest in agenda item 5, application 22/01129/MAJ and 22/01130/LBC 17-19 Market Walk, Newton Abbot. He is a member of Teignbridge District Council's Planning committee. Cllr Parker advised he will discuss the application but will not vote.

Councillor A Jones declared a non-pecuniary interest in agenda item 5, application's 22/01129/MAJ and 22/01130/LBC 17-19 Market Walk, Newton Abbot and 22/00950/FUL 100 Queen Street. She is Chairperson of Newton Abbot Civic Society. She will discuss the application but will not vote.

Councillor K Crout declared a non-pecuniary interest in application 22/01688/CAN.

207. **MINUTES**

The minutes of the meeting of the Planning Committee held on 30<sup>th</sup> August 2022 were received and signed as a correct record.

208. **PUBLIC PARTICIPATION**

None.

209. **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.

210. **PLANNING APPLICATIONS**

22/01280/FUL

Land Adjacent 77 Exeter Road Newton Abbot Devon  
Two dwellings with garages and parking

**Recommendation:** Object.

Concerns were raised regarding over development of the site and poor access. Members were concerned the application might have an adverse effect on the Pill Box which is listed on the Non-designated Heritage Assets register.

22/01563/REM

Main Bow Farm Perry Lane Newton Abbot Devon TQ12 6QA  
Approval of details for erection of three dwellings (approval sought for appearance, layout, scale and landscaping) pursuant to outline planning permission 18/02297/OUT

**Recommendation:** No objection.

22/01518/HOU

15 Hill Park Road Newton Abbot Devon TQ12 1NU  
Two storey side extension (southeast side) and enlargement of existing dormer in rear roof slope.

**Recommendation:** No objection.

22/01676/TPO

Berry's Wood Land Adjacent To Higher Budleigh Meadow Newton Abbot Devon TQ12 1UL  
Fell 7 Ash trees, 2 groups of Ash trees and 1 Elm tree, as detailed within the Aspect report reference number 05850 TRA 9.8.22.

**Recommendation:** No objection, subject to replacement with suitable native species.

22/01690/FUL

Michael Dark Ltd (Mainbow Nurseries) Staplehill Road Forches Cross Newton Abbot TQ12 6PZ  
Proposed extension to store warehouse

**Recommendation:** No objection.

22/01614/HOU

59 Barton Drive Newton Abbot Devon TQ12 1YU  
First floor extension over existing garage

**Recommendation:** No objection.

22/01665/HOU  
21 Cowslip Crescent Newton Abbot Devon TQ12 1GR  
Single storey side and rear extensions

**Recommendation:** No objection subject to ancillary use only.

22/01610/FUL and 22/01611/LBC

Tuckers Maltings Edwin Tucker & Sons Ltd Teign Road Newton Abbot Devon TQ12 4AA  
Pizza oven flue located in the building and with roof penetration.

**Recommendation:** No objection.

22/01656/HOU  
12 Aller Park Road Newton Abbot Devon TQ12 4NG  
Loft conversion and change of roof from hip to gable on street side

**Recommendation:** No objection.

22/01620/HOU  
77 Twickenham Road Newton Abbot Devon TQ12 4JG  
Gable extension, front pitch roof dormer & flat roof rear dormer

**Recommendation:** No objection.

22/01845/HOU  
2 St Luke's Road Newton Abbot Devon TQ12 4NE  
Canopy/roof to front elevation

**Recommendation:** No objection.

22/01843/FUL  
Centrax Limited Shaldon Road Newton Abbot Devon TQ12 4SQ  
Construction of two storey extension to office and workshop building

**Recommendation:** No objection.

22/01129/MAJ and 22/01130/LBC  
17-19 Market Walk Newton Abbot Devon TQ12 2RX  
Demolition of existing buildings, erection of four screen cinema building on upper levels with two Class E(a, b) units on the ground floor, associated ancillary accommodation and external works.

**Recommendation:** Object

The Committee was of the view that the proposal is overbearing and will have a detrimental effect on the street scene due to its proximity to important listed heritage buildings. The design is poor and out of character with the area. Further concerns were raised about the viability of the scheme and lack of adequate parking in the town to service a 600 seat cinema.

*Having declared an interest Cllrs M Hocking, C Parker and A Jones participated in discussions but abstained from voting.*

22/01673/ADV

Nat West Bank 48 Courtenay Street Newton Abbot Devon TQ12 2EE

One illuminated replacement fascia sign, one illuminated replacement projecting sign, one replacement opening times sign, one replacement fascia vinyl above the door and one digital screen.

**Recommendation:** No objection

22/01674/HOU and 22/01675/LBC

15 Devon Square Newton Abbot TQ12 2HN

Replacement of fire door with traditional glazed door, replacement of rear window with glazed door, replacement of rear roof finish, including internal alterations

**Recommendation:** Object

The Committee noted the Local Planning Authority had previously refused the previous application and could see little change to that application.

22/01780/NPA

14 Oak Place Newton Abbot Devon TQ12 2EX

Application for Prior Approval under Part 3 Class MA and paragraph W of the GDPO for change of use to three dwellings.

**Recommendation:** Object

Over development of site. Concerns were raised about the floor space and whether it met with statutory requirements.

22/00950/FUL

100 Queen Street Newton Abbot Devon TQ12 2EU

Proposed new dwelling

**Recommendation:** Object

Due to concerns regarding access and over development of the site.

Members were also concerned regarding the loss of heritage and requested that should the application be approved that an archaeological assessment is carried out prior to starting works.

*Having declared an interest Cllr A Jones abstained from voting.*

22/01688/CAN

Charlecote 18A Keyberry Park Newton Abbot Devon TQ12 1BZ

T1 to T3, Leyland Cypress: Fell.

T4, Yew: Fell.

**Recommendation:** No objection

Subject to replacement tree's being planted, as set out in the application.

*Having declared an interest Cllr K Crout abstained from voting.*

22/01599/HOU

12 Lonsdale Road Newton Abbot Devon TQ12 1DT

Change to roof material for Conservatory

**Recommendation:** No objection

211. **NAMING OF STREETS**

None.

212. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None.

(b) Applications

None.

213. **DEVON COUNTY COUNCIL**

None.

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

None.

215. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

216. **LATE CORRESPONDENCE**

None.

217. **DATE OF NEXT MEETING**

The next meeting will be held on 1<sup>st</sup> November 2022 at 2pm.

Meeting closed at 15:25

Chairperson.....Date.....