

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 9th JANUARY 2024 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillors: M Joyce (Chairperson) Presiding
N Yabsley (Vice Chairperson)

Councillors: J Bradford
A Gibbs
G Jennings
M Ryan

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

336. **APOLOGIES**

Valid reasons for absence were received from Councillors A Hall, C Parker, Nigel Canham – Communications Advisor and Sally Henley – Town Development Manager

337. **INTERESTS**

None declared.

338. **MINUTES**

The minutes of the meeting of the Planning Committee held on 12th December 2023 were received and signed as a correct record.

339. **PUBLIC PARTICIPATION**

None.

340. **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.

Chair initials.....

341. **PLANNING APPLICATIONS**

Members considered the planning applications contained in a report, circulated prior to the meeting, and agreed to submit the following recommendations to the Local Planning Authority:

23/02170/TEL

Trago Newton Abbot Trago Stower Newton Abbot TQ12 6JD

Remove existing monopole mast and associated compound, installation of replacement base station and erection monopole mast, 12 x 4G antennas, 18 x 5G antennas, 4 x 600mm dishes, 7 x cabinets.

RECOMMENDATION: No objection

23/02192/TPO

51 Frobisher Road Newton Abbot Devon TQ12 4HT

G1.4x Oak trees situated within the woodland - Prune back all branches to the fence line that are overhanging the garden. Cuts will not exceed 35mm in diameter.

RECOMMENDATION: No objection, it is recommended that the branches be cut back to a maximum height of 5 metres above ground level.

23/02169/HOU

77 Aller Park Road Newton Abbot Devon TQ12 4NH

Raised roof with dormers, demolition of garage and replacement side extension, front extension, new porch and associated works.

RECOMMENDATION: Object, due to overdevelopment of the site, overlooking and out of keeping with the street scene.

23/02158/FUL

1 Devon Square Newton Abbot Devon TQ12 2HN

Change of use from residential dwelling to Office

RECOMMENDATION: No objection

23/02142/FUL

13 Devon Square Newton Abbot Devon TQ12 2HN

Change of use of offices to a residential unit and erection of new dwelling.

RECOMMENDATION: No objection

23/02135/FUL

2-4 Shop East Street Newton Abbot Devon TQ12 1AF

Change of use of flat to commercial space, refurbishment of existing ground level retail space & refurbishment of existing commercial spaces above.

RECOMMENDATION: No objection

23/02136/LBC

2-4 Shop East Street Newton Abbot Devon TQ12 1AF

Chair initials.....

Change of use of flat to commercial space, refurbishment of existing ground level retail space & refurbishment of existing commercial spaces above.

RECOMMENDATION: No objection

23/02241/HOU

5 Old Totnes Road Newton Abbot Devon TQ12 1LR

Two storey side extension including new room at basement level and demolition of existing detached garage.

RECOMMENDATION: No objection

342. **NAMING OF STREETS**

None.

343. **DISTRICT COUNCIL**

None.

344. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

Members noted that planning applications 23/00293/FUL and 23/00294/LBC 100 Queen Street, Newton Abbot had been refused.

346. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

347. **LATE CORRESPONDENCE**

The Town Clerk shared an extract from The Clerk magazine regarding maladministration of the planning process for Members information.

348. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 30th January 2024 at 2pm.

Meeting closed at: 14:30 hours.

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

Chair initials.....