

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 19<sup>th</sup> SEPTEMBER 2023 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  
A Hall  
G Jennings  
C Parker

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

Also in attendance: Nigel Canham - Communications Advisor

186. **APOLOGIES**

Apologies for absence were submitted on behalf of Councillor M Ryan due to him representing the Council in Besingheim as part of the town's twinning partnership. Apologies were also received from Sally Henley, Town Development Manager.

187. **INTERESTS**

Councillor C Parker declared an interest in agenda item 5, planning application 23/01688/TPO 2 Willow Close as he is an acquaintance of the neighbour.

188. **MINUTES**

The minutes of the meeting of the Planning Committee held on 29<sup>th</sup> August 2023 were received and signed as a correct record.

It was noted that the approved minutes of the Planning Committee meeting held on the 8<sup>th</sup> August 2023, as approved under minute number 23/09(161), listed 3 representatives of the Newton Abbot Civic Society (NACS) as being in attendance, it should have stated 1 representative of NACS and 2 members of the public.

189. **PUBLIC PARTICIPATION**

None.

190. **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

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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.

191. **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:

23/01594/MAJ  
 Land At NGR 285451 72391 Whitehill Exeter Road Newton Abbot Devon  
 Variation of condition 2 and 4 on planning permission 16/01968/MAJ (Residential development for 202 dwellings and associated development)  
 To provide larger, detached, and more marketable custom/self-build plots.

*Cllrs A Hall, J Bradford and M Ryan took part in discussions but abstained from voting.*

**RECOMMENDATION:** No Objection

23/01688/TPO  
 2 Willow Close Newton Abbot TQ12 4PZ  
 G1 Silver birch, crown reduce in height by 2 meters and the side by 1 meter all pruning to be done to the nearest growth point and in accordance with bs3998.

**RECOMMENDATION:** Object, insufficient information provided to make a decision.

*Having declared an interest, Cllr C Parker abstained from discussions and voting.*

23/01618/HOU  
 107A Drake Road Newton Abbot  
 Single storey rear extension to provide specialist accommodation.

**RECOMMENDATION:** No Objection

23/01655/LBC  
 1 Devon Square Newton Abbot  
 Change of use of dwelling to a mixed use as a dwelling (lower ground floor) and office (ground floor and first floor) and associated works

**RECOMMENDATION:** No Objection

23/01176/FUL  
 First Floor Flat 3 Church Road Newton Abbot Devon TQ12 1AL  
 Conversion of loft space to create an additional bedroom with two front and three rear roof lights.

**RECOMMENDATION:** No Objection

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23/01617/CAN

3A South Road Newton Abbot Devon TQ12 1HQ

1 Yew tree close to house and boundary wall with no 5 Misshapen - to be felled

2 Silver birch leaning toward house & some dead branches - to be pruned.

**RECOMMENDATION:** Object to the felling of the Yew trees located close to the house and boundary wall as insufficient information has been provided detailing why the trees require felling. No objection was raised in regard to maintenance work to the Silver Birch.

23/01577/CAN

1 Broadmeade Court Forde Park Newton Abbot Devon TQ12 1DN

Beech and Holly trees - Prune back to boundary line to provide 2.5-3m clearance from the property. Prune back branches from the roof of her property to achieve 3m clearance.

**RECOMMENDATION:** No Objection

23/01582/LBC

Bradley Manor Totnes Road Newton Abbot TQ12 6BN

Fire protection improvements and structural improvements to outbuildings

**RECOMMENDATION:** No Objection

23/01633/HOU

The Cottage 3 Coach Road Newton Abbot TQ12 1 DS

Demolition of part of existing wall and creation of pedestrian access with gate

**RECOMMENDATION:** No Objection

23/01605/TPO

Former Bishop Dunstan School South Road Newton Abbot TQ12 1HH

Laterally limb reduction by 1.5-3 m

**RECOMMENDATION:** Object, insufficient detail provided to enable Councillors to make a decision, further information is requested.

*Cllr N Yabsley abstained from voting.*

23/01608/HOU

19 Forde Park, Newton Abbot TQ12 1DD

Replacement rear porch and glazed veranda between the front and rear entrance doors

**RECOMMENDATION:** No Objection

*Cllr C Parker abstained from voting.*

23/01700/CAN

20 Forde Park Newton Abbot, TQ12 1DD

Crown lift to 5.2m for highway clearance

**RECOMMENDATION:** No Objection

192. **NAMING OF STREETS**

None.

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193. **DISTRICT COUNCIL**

Councillor Parker reported one Newton Abbot application on Howton Road had been considered by the Planning Committee.

194. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

196. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

197. **TREE ADVISOR**

The Chairperson, Councillor Mike Joyce informed members that Eric Collar, the Council's Tree Advisor, had retired with immediate effect. The Town Clerk confirmed that Eric had given 20 years of voluntary service to the Town Council and had recently celebrated his 94<sup>th</sup> birthday. The Planning Committee expressed their sincere thanks to Eric for his dedication and agreed he will be missed at Planning Meetings.

The Planning Committee considered ways to thank Eric for his outstanding work. It was **agreed** to plant a tree with a celebratory plaque in his honour. Councillors suggested the tree is planted in Courtenay Street to replace a tree scheduled to be felled. The Town Clerk will investigate and report back to the committee.

In addition, members accepted Councillor Gibbs kind offer to donate a bespoke handmade pen to the Council to present to Eric alongside a certificate of Long Service.

The Town Clerk advised he is meeting with a volunteer interested in the voluntary Tree Advisor role.

198. **LANGFORD BRIDGE AND WOLBOROUGH BARTON DEVELOPMENT PROPOSALS**

The Town Clerk and Chairperson Councillor M Joyce reported on a meeting they had attended regarding the Langford Bridge and Wolborough Barton developments. The meeting included representatives from Ogwell and Abbotskerswell Parish Councils and Persimmon Homes. The meeting included presentations on the Garden Community Project and from Persimmon on how they have evolved to become a five-star developer. Discussion took place on the Wolborough Barton application including complications with the site and highways issues.

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Cllr Bradford advised that she had also attended and found the meeting very useful.

**199. LATE CORRESPONDENCE**

None.

**200. DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 10<sup>th</sup> October 2023.at 2pm.

Meeting closed at: 15:00 hours.

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

Chair initials.....