

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 20<sup>th</sup> FEBRUARY 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 Hall  
A Gibbs  
G Jennings  
C Parker  
M Ryan

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

413. **APOLOGIES**

Apologies for absence were received on behalf of Sally Henley – Town Development Manager.

414. **INTERESTS**

Councillor J Bradford declared a non-pecuniary interest in agenda item 5, planning application 22/02069/MAJ as she was a member of 'Newton Says No' action group.

Councillors C Parker, J Bradford and A Hall advised that as District Councillors, and Councillors Parker and Bradford are the Chair and Vice-Chair respectively of the District Council's Planning Committee, they remain open-minded when considering all planning applications.

415. **MINUTES**

The minutes of the meeting of the Planning Committee held on 30<sup>th</sup> January 2024 were received and signed as a correct record.

416. **PUBLIC PARTICIPATION**

None.

417. **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

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heating system given the Government's intention to cease the use of mains gas central heating from 2025.

418. **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:

24/00108/HOU

53 Knowle House Coombeshead Road Newton Abbot Devon TQ12 1PZ

Existing porch and front extension to be removed. Erection of portico style entrance, single storey front and rear extensions, and installation of glass canopy over rear door

**RECOMMENDATION:** No objection

24/00204/TPO

St Joseph's R C Primary School Coombeshead Road Newton Abbot Devon TQ12 1PT  
G1. Crown lift 1 x Cypress and 1 x Oak to appropriate growth points to achieve an approx. 4m clearance.

**RECOMMENDATION:** No objection

24/00175/TPO

27 Woodlands Road Newton Abbot Devon TQ12 4ER  
T029 Reduction to the willow tree.

**RECOMMENDATION:** No objection

24/00155/FUL

Centrax Limited Shaldon Road Newton Abbot Devon TQ12 4SQ  
Replacement of chain link boundary fence with 2.4 M palisade fencing.

**RECOMMENDATION:** No objection

24/00180/LBC

14A Courtenay Street Newton Abbot Devon TQ12 2DT  
External works to roof, windows and elevations.

**RECOMMENDATION:** No objection

23/01835/FUL

Workshop Building Rear Of 117 East Street Newton Abbot Devon TQ12 2LD  
Conversion and alterations to redundant workshop building to 4 dwellings.

**RECOMMENDATION:** In principle Councillors raised no objection but raised concerns regarding poor access and a constrained site.

22/02069/MAJ

Wolborough Barton Coach Road Newton Abbot Devon TQ12 1EJ  
Approval of details for phase 2 link road in accordance with condition 1 of outline

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planning permission 17/1542/MAJ (approval sought for appearance, layout, scale and landscaping)

**RECOMMENDATION:** Councillors raised no objection but remain very concerned at the piecemeal approach to the way this application is being considered.

*Having declared an interest Councillor J Bradford participated in discussion but abstained from voting.*

24/00203/CAN

102 Torquay Road Newton Abbot Devon TQ12 2JD

x1 Previously Pollarded Indian Bean Tree - Re-pollard back to primary pollard points with final cuts made at approximately x3.0 metres from ground level.

Mixed Species Boundary Hedges - Trim top & sides hard back to previous pruning points & shape.

Clump of Bamboo (growing within boundary hedge - RHS) - Cut & remove to ground level.

**RECOMMENDATION:** No objection.

24/00219/TPO

14 Courtenay Gardens Newton Abbot Devon TQ12 1HS

T1 Leylandii tree - Fell to as close to ground level as possible.

T2 Norwegian Spruce - Section dismantle to as close to ground level as possible.

**RECOMMENDATION:** No objection subject to planting a replacement native species in a suitable location.

24/00227/FUL

28-30 Dunmore Residential Home Courtenay Road Newton Abbot Devon TQ12 1HE

Conversion of leftover C2 residential care home into 6 C3 flats

**RECOMMENDATION:** No objection.

The Chairperson, Councillor M Joyce, advised that the Council had received notification of tree application 24/00202/TPO. The deadline for consultee comments is prior to the next Planning Committee meeting. The Council's Tree Consultant is visiting the site this week and will submit a report in due course. Accordingly, it was:

**RESOLVED** that delegated authority be hereby granted to the Town Clerk in consultation with the Chair and Vice Chairpersons of the Planning Committee and College Ward Councillors to consider application 24/00202/TPO and submit a recommendation to the Local Planning Authority, based on guidance received from the Council's voluntary Tree Consultant. The recommendation will be ratified at the subsequent Planning Committee meeting.

#### 419. NAMING OF STREETS

a) To consider appropriate names for any developments arising from number 5 above.

None.

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b) Members discussed responding to Teignbridge District Council's (TDC) survey on street naming and numbering. Members requested additional time to consider the report.

420. **DISTRICT COUNCIL**

None.

421. **DEVON COUNTY COUNCIL APPLICATIONS**

DCC/4384/2024

Forches Cross Crossroad, between Bovey Tracy and Newton Abbot.

Design alterations to the Greycoat Lane Junction, including, a controlled shared-use crossing and any associated landscaping, drainage and earthworks. at Forches Cross Crossroad, between Bovey Tracy and Newton Abbot.

**RECOMMENDATION:** Members noted the application.

DCC/4383/2024

A382, Stover School Junction, TQ12 6QG

Alterations to widen a section of the A382 highway to accommodate a new improved access to Stover School. Construction of a shared use path with crossing, and any associated landscaping, drainage and earthworks.

**RECOMMENDATION:** Members noted the application and welcomed the proposed highways improvements

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

None.

423. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

424. **LATE CORRESPONDENCE**

None.

425. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 12<sup>th</sup> March 2024 at 2pm.

Meeting closed at: 15:10 hours.

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

Chair initials.....