

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 12th DECEMBER 2023 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillor: N Yabsley (Vice Chairperson) Presiding

Councillors: A Gibbs
A Hall
G Jennings
C Parker

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

Present: Two representatives of Baker Estates Ltd

321. **APOLOGIES**

Valid reasons for absence were received from Councillors J Bradford, M Joyce (Chairperson) and M Ryan.

322. **INTEREST**

None declared.

323. **MINUTES**

The minutes of the meeting of the Planning Committee held on 21st November 2023 were received and signed as a correct record.

324. **PUBLIC PARTICIPATION**

The representatives of Baker Estates addressed members regarding the Wolborough Grange development, planning application number 17/01542/MAJ.

The representatives reported on the recent consultation with residents of Wolborough Hill and shared draft plans of the development with the committee. Members were advised that the Local Planning Authority has now approved the Design Code and Master Plan. Members were invited to ask questions on the reserved matters, landscaping and design.

Members asked questions about accessible homes, volume of affordable homes, parking, cycle storage, green infrastructure, and facilities available to residents living on the development during construction. Concerns were raised about the design of the houses.

Chair initials.....

325. **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.

326. **WOLBOROUGH GRANGE 23/01310/MAJ**

The Town Clerk informed members that previously the Council were not prepared to comment on the Wolborough Grange development due to the absence of a Master Plan and Design & Access Code.

Members noted the following documents, as circulated prior to the meeting:

- The Policy NA3 plan contained within the Teignbridge Local Plan 2013 – 2033 (from 2014, on p88);
- The multiple plans contained within the NA3 Wolborough Masterplan Revised Draft (Jan 2019) amended in response to a range of responses following the public consultation exercise of summer 2018;
- The Design and Access Statement, and Illustrative Masterplan reference 141204 L 02 02 Rev K, of the head permission 17/01542/MAJ, as allowed under appeal by the then Secretary of State on 3rd June 2020.

327. **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:

23/02098/FUL

Michael Dark Limited (Mainbow Nurseries) Staplehill Road Forches Cross Newton Abbot Devon TQ12 6PZ

Proposed extension to store/warehouse.

RECOMMENDATION: No Objection

23/02151/HOU

3 Buckland Brake Newton Abbot Devon TQ12 4DD

Two storey side extension and associated works.

RECOMMENDATION: No Objection

Chair initials.....

23/02036/LBC
35-37 Locomotive Inn East Street Newton Abbot Devon TQ12 2JP
Repairs to damaged west gable

RECOMMENDATION: No Objection

23/02113/CAN
St Pauls Church Devon Square Newton Abbot TQ12 2HN
Various pruning works

RECOMMENDATION: No Objection

23/01897/MAJ
Car Park Adjacent To Sherborne House Kingsteignton Road Newton Abbot Devon TQ12 2PF
Redevelopment of site with a 3-4 storey block of flats to provide 23 dwellings including outside amenity space, car parking and amendments to highway access.

RECOMMENDATION: No Objection

23/02075/CAN
15 Hill Road Newton Abbot TQ12 1HG
Pine tree - removal of three lower branches

RECOMMENDATION: No Objection

23/02079/HOU
9 South Road Newton Abbot Devon TQ12 1HQ
Demolish conservatory and garage and construction of front porch, attached double garage and rear terrace and associated landscaping.

RECOMMENDATION: No Objection

328. **COMMUNITY INFRASTRUCTURE LEVY (CIL) CONSULTATION**

A. Draft CIL Charging Schedule

Members considered the District Council's Community Infrastructure Levy consultation and discussed the draft CIL Charging Schedule, as previously circulated.

Members did not support the proposed increase in the CIL levy for Charging Zone 1: £150m² for residential or retail. In particular, with regard to residential, this increase in the Town Council's view will impact upon developers' ability to deliver number and types of housing Newton Abbot requires, especially relating to the proportion of affordable homes. In addition, it will have a direct impact upon the ability of developers to be able to fund much needed infrastructure benefits required arising from development.

B. Supporting policies and guidance for implementation of CIL in Teignbridge

Members considered the CIL supporting policies and guidance for implementation of CIL in Teignbridge, as previously circulated.

Chair initials.....

Members objected to paragraph 44 in the strongest possible terms. It considered this paragraph to be totally unreasonable and not within the spirit of the law/regulations on CIL. Arising from discussion, it was:

RESOLVED that Newton Abbot Town Council recommends that paragraph 44 be removed and replaced with a requirement that the District Council publishes a substantive list of the **types** of infrastructure that it does define as acceptable, and, that there is a much closer relationship between the District Council and parish and town councils so that for example a parish or town council's expenditure utilising CIL is approved **before** it is incurred.

329. NAMING OF STREETS

None.

330. DISTRICT COUNCIL

None.

331. DEVON COUNTY COUNCIL APPLICATIONS

Planning Application: PX/DCC/4377/2023

Town and Country Planning General Regulations 1992 - Regulation 3 Variation of Conditions 4 and 10 of DCC/3851/2016 to allow vegetation clearance to be undertaken at the correct time of the year so as not to impact on any protected species and other wildlife including seasonal constraints as part of a dormouse licence. at A382 from Drumbridges Roundabout (SX830751) to the junction with Greycoat lane (SX843732)

RECOMMENDATION: No Objection

332. PLANNING APPLICATIONS AT VARIANCE WITH TOWN COUNCIL'S OBSERVATIONS

None.

333. APPLICATIONS IN NEIGHBOURING PARISHES

None.

334. LATE CORRESPONDENCE

None.

335. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 9th January 2024 at 2pm.

Meeting closed at: 15:30 hours.

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

Chair initials.....

