

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 10<sup>th</sup> OCTOBER 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: A Gibbs  
A Hall  
G Jennings  
C Parker  
M Ryan

Officer in attendance: Linda McGuirk - Principal Administrator  
Sally Henley - Town Development Manager.

Also in attendance:

216. **APOLOGIES**

Valid apologies for absence were submitted on behalf of Councillor J Bradford. Apologies were also received from Phil Rowe - Town Clerk and Nigel Canham - Communications Advisor.

217. **INTEREST**

None.

218. **MINUTES**

The minutes of the meeting of the Planning Committee held on 19<sup>th</sup> September 2023 were received and signed as a correct record subject to minor amendment to:

Minute number 23/09(186) correction to the spelling of Besigheim.

Minute number 23/09(191) correction to list of Councillors who abstained from voting on planning application 23/01594/MAJ - *Cllrs A Hall and J Bradford and M Ryan took part in discussions but abstained from voting.*

219. **PUBLIC PARTICIPATION**

None.

220. **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

Chair initials.....

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.

221. **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:

23/01735/HOU

50 Mile End Road Newton Abbot Devon TQ12 1RW

Side/rear extension and new pergola over new patio area to rear.

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

23/01557/FUL

165 Queen Street Newton Abbot Devon TQ12 2BS

Replacement shopfront windows and door from white UPVC to Grey UPVC

**RECOMMENDATION: No objection.**

23/01730/TPO

Centrax Limited Shaldon Road Newton Abbot Devon TQ12 4SQ

T977 Ash - coppice x6 stools.

T969 N. maple - fell & grind stump.

T974 Oak - remove deadwood greater than 30mm diameter.

T970-973 Oak - remove deadwood greater than 30mm diameter.

T978 Ash - coppice.

T992 Ash - coppice.

T993 Ash - coppice.

T994 Ash - remove deadwood greater than 30mm diameter.

T995 Oak - fell.

G976 Ash - coppice.

T979 Oak - remove deadwood greater than 30mm diameter.

T975 Ash - coppice.

**RECOMMENDATION: No objection.**

23/01720/FUL

41 Twickenham Road Newton Abbot Devon TQ12 4JF

Conversion and extension of garage to form annexe/workshop either ancillary or incidental to the host dwelling.

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

23/01281/HOU

38 Silverwood Avenue Newton Abbot Devon TQ12 4LG

Extension and conversion of garage.

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

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23/01548/FUL  
Renwicks Garages The Avenue Newton Abbot Devon TQ12 2BY  
Four bay car port lean-to structure (retrospective)

**RECOMMENDATION: No objection, Councillors expressed their concern that the application is retrospective.**

23/01791/FUL  
Bridge House Courtenay Street Newton Abbot Devon TQ12 2QS  
Blocking up windows and new door.

**RECOMMENDATION: Recommend refusal. The proposal would negatively affect the street scene and be detrimental to the use of the internal stairwell due to the complete loss of natural light.**

*Cllr C Parker abstained from voting.*

23/01772/CAN  
Midl House Penshurst Road Newton Abbot Devon TQ12 1EN  
Oak (T1) - Pollard  
Oak (T2) - 3 metres crown reduction to allow light to reach newly planted trees.

**RECOMMENDATION: No objection.**

23/01808/HOU  
13 Decoy Road Newton Abbot Devon TQ12 1DY  
Demolish existing single storey rear extensions and garage to create new single storey rear and side extension with associated landscaping.

**RECOMMENDATION: No objection.**

## 222. **PERMITTED DEVELOPMENT RIGHTS**

Members considered submitting a response to the Government's consultation on Permitted Development Rights. The National Association of Local Councils (NALC) response to the consultation, as circulated prior to the meeting, was discussed and noted. The Chairperson, Councillor M Joyce, advised that the Society of Local Council Clerks (SLCC) has also responded to the consultation.

Members agreed the planning system requires an overhaul and raised concerns that any relaxation of regulations would weaken the planning system.

**RESOLVED** that the Town Clerk writes a letter to support the responses submitted by the Society of Local Council Clerks (SLCC) and the National Association of Local Councils (NALC) on the Government's consultation on Permitted Development Rights. In addition, the Town Council will ask NALC to request the Government undertakes an urgent overhaul of the planning system.

## 223. **NAMING OF STREETS**

None.

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**224. DISTRICT COUNCIL**

Cllr Parker advised there is one Newton Abbot planning application scheduled on next month's District Council Planning Committee.

**225. DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

**227. APPLICATIONS IN NEIGHBOURING PARISHES**

None.

**228. TREE ADVISOR**

The Principal Administrator reported that the Town Clerk's meeting with the volunteer interested in undertaking the role of Tree Advisor to the Council had to be rescheduled. Members will receive an update once the meeting has taken place.

The Communications Advisor, Nigel Canham, is arranging a meeting with Mr Collar to conduct an interview and issue a press release.

The tree earmarked to be felled in Courtenay Street is still in situ, there was no further update on the Town Council replacing the tree.

It was agreed that the Town Clerk will liaise with Councillor Gibbs regarding the pen he is making for Mr Collar on behalf of the Town Council. It was suggested Mr Collar is invited to attend the Full Council meeting on the 15<sup>th</sup> November 2023 to receive a presentation in recognition of his long service.

**229. LATE CORRESPONDENCE**

None.

**230. DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 31<sup>st</sup> October 2023.at 2pm.

Meeting closed at: 14:40 hours.

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

Chair initials.....

