

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 6<sup>th</sup> JUNE 2023 AT 2.00 P.M** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

**PRESENT:** Councillor: M Joyce (Chairperson) Presiding  
N Yabsley (Vice Chairperson)

Councillors: A Hall  
C Parker  
M Ryan

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

In attendance: Eric Collar, Tree Advisor.

28. **APOLOGIES**

Apologies for absence were received on behalf Nigel Canham - Communications Advisor and Sally Henley -Town Development Manager.

29. **INTERESTS**

Councillor C Parker declared a pecuniary interest in agenda item 6, planning application 23/00785/FUL and advised that he would leave the room when the application was considered.

30. **MINUTES**

The minutes of the meetings of the Planning Committee held on:

- a) 25<sup>th</sup> April 2023 were received and signed as a correct record.
- b) 17<sup>th</sup> May 2023 Special Meeting were received and signed as a correct record.

31. **PUBLIC PARTICIPATION**

None.

32. **COMMITTEE TERMS OF REFERENCE**

The Committee gave due consideration to the Terms of Reference for the Planning Committee, circulated prior to the meeting. The Town Clerk informed Members that under point 6 Limitations, Standing Order number 24(d) stated:

*“Every committee shall at its first meeting before proceeding to any other business, elect Chairman and appoint a Vice Chairman who shall hold office until the next Annual Meeting of the Council. No Member of the Council shall normally be appointed Chairman of more than one Committee, nor may any member of the District or County Development Control Committees be elected as Chairman or Vice-Chairman of the Planning Committee”.*

It was noted that Councillor Joyce had been elected as Chairperson of both the Policy & Resources Committee and Planning Committee. Due to the current vacancies on the council and lack of Members currently on the Planning Committee Members agreed it was acceptable for Councillor Joyce to be the Chairperson of two committees for the 2023/24 period only.

Accordingly, it was:

**RESOLVED** that:

- a) the Terms of Reference for the Planning Committee be hereby, approved and adopted subject to a minor amendment to point 5, to include the word maximum after 16 Councillors.
- b) that within the Committee Terms of Reference, point 6 Limitations, Standing Order number 24(d), a recommendation to Full Council is made that Councillor M Joyce be permitted to act as Chairperson of both the Planning and Policy & Resources Committee during the 2023/24 Council year.

33. **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.

34. **PLANNING APPLICATIONS**

Members noted the planning applications considered by the Town Clerk under delegated authority for the interim period following the local elections, prior to membership of the Planning Committee being formally agreed. A copy of the applications considered, and recommendations submitted to the Local Planning Authority on 17<sup>th</sup> May 2023 was tabled.

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:

23/00792/VAR

43A Ashburton Road Newton Abbot Devon TQ12 1RE

Variation of conditions 2 and 3 on planning permission 21/00011/FUL

(Retrospective single storey rear extension and raised platform) to change glass balustrade and privacy screen to timber.

**RECOMMENDATION:** No objection

23/00895/HOU

30 Applegarth Avenue Newton Abbot Devon TQ12 1RP  
Enlarged dormer and side elevation obscure-glazed window

**RECOMMENDATION:** No objection

23/00785/FUL

Cut And Curl 22 Twickenham Road Newton Abbot Devon TQ12 4JE  
Change of use from hairdressers to residential.

**RECOMMENDATION:** No objection

*Having declared a pecuniary interest in the above application, Councillor C Parker left the room during the discussion and voting.*

23/00850/HOU

3 Buckland Brake Newton Abbot Devon TQ12 4DD  
Two storey extension and alterations, demolition of garage and replacement of existing flat roof on front and rear extension.

**RECOMMENDATION:** No objection subject to the extension being retained for ancillary use only.

23/00772/TEL

Highweek Road Street Works Highweek Road Newton Abbot Devon TQ12 2NF  
5G telecoms installation including H3G 15m street pole and additional equipment cabinets.

**RECOMMENDATION:** No objection

23/00865/FUL

90 Queen Street Newton Abbot Devon TQ12 2ET  
Change of use of first and second floor offices to a dwelling.

**RECOMMENDATION:** No objection

23/00866/LBC

90 Queen Street Newton Abbot Devon TQ12 2ET  
Change of use of first and second floor offices to a dwelling.

**RECOMMENDATION:** No objection

23/00662/HOU

3 South Road Newton Abbot Devon TQ12 1HQ  
Internal and external alterations including new weatherboard cladding and replacement aluminium windows.

**RECOMMENDATION:** No objection, Members requested the aluminium windows are an unobtrusive colour.

23/00812/HOU

6 St Michaels Road Newton Abbot Devon TQ12 1DJ  
Proposed loft conversion, side dormer and alterations to fenestration.

**RECOMMENDATION:** In principle, members raised no objection providing that the new obscure glazing is installed at the first floor as appropriate.

23/00864/HOU  
108 Wolborough Street Newton Abbot Devon TQ12 1LW  
Single storey side extension.

**RECOMMENDATION:** No objection

35. **NAMING OF STREETS**

None.

36. **DISTRICT COUNCIL**

(a) Planning Committee – None.

(b) Applications – None.

37. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

39. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

40. **LATE CORRESPONDENCE**

None.

41. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 27<sup>th</sup> June 2023 at 2pm.

Meeting closed at: 14:28pm

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