

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 29th AUGUST 2023 AT 2.00 P.M.** AT THE BUCKLAND COMMUNITY CENTRE, GILBERT ROAD, NEWTON ABBOT.

PRESENT: Councillors: M Joyce (Chairperson) Presiding
N Yabsley (Vice Chairperson)

Councillors: J Bradford
A Gibbs
A Hall
G Jennings
C Parker
M Ryan

Officer in attendance: Phil Rowe – Town Clerk

Also in attendance: Nigel Canham, Communications Advisor
Town Councillor C Davieson

159. **APOLOGIES**

Apologies for absence were submitted on behalf of Linda McGuirk, Principal Administrator; Sally Henley, Town Development Manager; and Eric Collar, Tree Advisor.

160. **INTERESTS**

All Members of the Committee gave notice of their intention to declare an interest in Application Nos. 23/01312/LBC and 23/01314/ADV. Councillor N Yabsley gave notice of his intention to declare an interest in Application No. 23/01359/LBC.

Councillors J Bradford and C Parker referred to their positions as Vice-Chair and Chair respectively of the Teignbridge District Council Planning Committee and would approach applications considered by the Town Council's Planning Committee appropriately in relation to any potential predetermination.

161. **MINUTES**

The minutes of the meeting of the Planning Committee held on 8th August 2023 were received and signed as a correct record.

162. **PUBLIC PARTICIPATION**

None.

163. **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

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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.

164. **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:

23/01427/FUL

2 The Lawns Daracombe Park Mile End Road Newton Abbot Devon TQ12 1RW
Garage.

RECOMMENDATION: No objection.

23/01428/TPO

Vander House Driving Test Centre Brunel Road Newton Abbot Devon TQ12 4YQ
T1 - London Plane 20m high. - Crown lift entire canopy to provide 6m clearance.

RECOMMENDATION: No objection.

23/01435/TPO

35 Woodlands Road Newton Abbot Devon TQ12 4ER
T035 Oak Tree - Remove deadwood over 50mm in diameter.

RECOMMENDATION: No objection.

23/01434/TPO

Sainsburys Supermarket Keyberry Road Newton Abbot Devon TQ12 1BN
Tree branches are covering the dcd light. Cut back the mixed species of trees giving a 1 metre clearance.

RECOMMENDATION: No objection.

23/01440/HOU

1 Sunny Close Newton Abbot Devon TQ12 4EQ
Front porch and single storey side extension.

RECOMMENDATION: No objection.

23/01436/FUL

20 Haldon Rise Newton Abbot Devon TQ12 4BG
Installation of a modular self-service launderette facility and associated works (retrospective).

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RECOMMENDATION: The Committee noted this was a retrospective application. The Committee was of the view the application should be **REFUSED** due to noise pollution, road safety issues being in the vicinity of a school, parking, turning and access concerns. The Committee requested that if the officers were minded to approve the application it is Called In to be considered by the Local Planning Authority.

23/01453/HOU
7 Fallowfield Close, Newton Abbot,
Two storey side extension including removal of existing conservatory.

RECOMMENDATION: No objection.

23/01481/FUL
33 Moorland View Newton Abbot TQ12 4EP
Dwelling.

RECOMMENDATION: The application be **REFUSED** on the grounds of the proposal being in conflict with the urban grain, plot size, and pattern of the area. Furthermore, it would constitute a dwelling in a poor relationship with neighbouring properties being overbearing and constituting overlooking. The Committee requested that if the officers were minded to approve the application it is Called In to be considered by the Local Planning Authority.

23/01191/FUL
Nat West Bank 48 Courtenay Street Newton Abbot Devon TQ12 2EE
Replacement of a single air conditioning unit with two units to lower flat roof, with installation of six ductwork grills to rear elevations.

RECOMMENDATION: No objection.

23/01445/TPO
Land Adjoining Orleigh Cross Newton Abbot Devon TQ12 2FX
Crown raise multiple Lime trees to a maximum of 2.4 meters in height, where pruning points allow.

RECOMMENDATION: Refusal as no sufficient information has been provided to constitute a reason for the works to be executed.

23/01359/LBC
Church House Queen Street Newton Abbot Devon TQ12 2QP
Replacement of roof to single storey element at rear and repair.

RECOMMENDATION: No objection.

Councillor N Yabsley declared an interest in the application and took no part in the discussion or voting thereon.

23/01312/LBC
Newtons Place 43 Wolborough Street Newton Abbot Devon TQ12 1JQ
Two illuminated external signs.

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RECOMMENDATION: No objection.

All Members of the Committee declared an interest in the application but took part in the discussion, with four Members abstaining from the vote.

23/01314/ADV

Newtons Place 43 Wolborough Street Newton Abbot Devon TQ12 1JQ

Two illuminated external signs.

RECOMMENDATION: No objection.

All Members of the Committee declared an interest in the application but took part in the discussion, with four Members abstaining from the vote.

23/01347/HOU

28 College Road Newton Abbot Devon TQ12 1EQ

Replace existing garage flat roof with pitched roof and window and door amendment.

RECOMMENDATION: No objection.

23/01408/HOU

34 Courtenay Road Newton Abbot Devon TQ12 1HF

Engineering works to form altered levels, improved driveway, enlarged garden terrace and an improved public right of way.

RECOMMENDATION: Consideration of the application was deferred to request further information to allow Members to make an informed decision. It was noted that some elements of the application were retrospective as works had commenced.

23/01409/FUL

38 Keyberry Park Newton Abbot Devon TQ12 1DF

Single storey rear extension including roof lantern and new steps to garden.

RECOMMENDATION: No objection.

23/01310/MAJ

Wolborough Grange Newton Abbot Devon

Reserved matters application, pursuant to outline planning permission 17/01542/MAJ, for the construction of 86 dwellings (Parcel 2.2 and Parcel 2.3 of Phasing Plan 959-01 REV E), public open space and children's play space, pedestrian and vehicular links and associated landscaping and infrastructure.

RECOMMENDATION: That the application be REFUSED due to there being no Development Masterplan on which to base the proposal. The Committee was particularly concerned that the piecemeal approach to developing NA3 would lead to similar issues as have been experienced at the Mile End Road/Hele Park development which has led to very poor infrastructure

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provision leading to the quality of life of the residents of that development being unacceptable.

(Majority decision).

23/01400/HOU

Seyah Lodge Penshurst Road Newton Abbot Devon TQ12 1EN

Front extension, replacement windows and doors and installation of solar panels

RECOMMENDATION: No objection.

23/01247/HOU

Hillcrest 3 St Marys Road Newton Abbot Devon TQ12 1HJ

Single storey side and rear extensions.

RECOMMENDATION: No objection.

23/01520/CAN

10 South Road Newton Abbot TQ12 1HQ

T1 – 1 x Dead/dying Ash – Fell to near ground level. G2 2x Holm oak – Fell to near ground level. Eco plug stump. T3 – 1 x Beech – Reduce in height by approximately 2m. Prune remaining canopy to shape. Light pruning to maintain a good shape to the tree.

RECOMMENDATION: No objection to the proposed works to the Ash and Beech trees. Recommend REFUSAL of the felling of the Holm Oak as no reason was given for losing the tree.

165. **NAMING OF STREETS**

Members were requested to give consideration to suggesting appropriate names for the developments at NA3 and reminded to start thinking about names for the Houghton Barton development. The Town Clerk to provide Members of the Planning Committee with the naming & numbering authority's naming criteria.

166. **DISTRICT COUNCIL**

(a) Planning Committee – It was noted the Cinema application was expected to be considered at the meeting on the 22nd August, however, it was deferred to the September meeting.

(b) Applications – None.

167. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

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169. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

170. **LATE CORRESPONDENCE**

None.

171. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 19th September 2023 at 2pm.

Meeting closed at: 15:25 hours.

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

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