

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 31<sup>st</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: J Bradford  
A Gibbs  
A Hall  
G Jennings  
C Parker  
M Ryan

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

Present: One member of the public.

264. **APOLOGIES**

An apology for absence was received on behalf of Sally Henley – Town Development Manager.

265. **INTEREST**

Councillor Nick Yabsley declared a non-pecuniary interest in planning application 23/01746/REM as he is an acquaintance of the neighbouring property owner.

Councillor Janet Bradford declared a non-pecuniary interest in planning application 22/01151/MAJ.

266. **MINUTES**

The minutes of the meeting of the Planning Committee held on 10<sup>th</sup> October 2023 were received and signed as a correct record.

267. **PUBLIC PARTICIPATION**

None.

268. **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

Chair initials.....

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.

269. **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:

23/01726/FUL

Land North Of Perry Lane Houghton Barton Newton Abbot Devon TQ12 6ND  
Drainage works in relation to planning application 23/00937/MAJ.

**RECOMMENDATION:** No objection

*Cllr J Bradford abstained from voting.*

23/01746/REM

18 Broadridge Close Newton Abbot Devon TQ12 1YE  
Approval of details for a dwelling pursuant to outline permission 20/00900/OUT  
(approval sought for access, appearance, layout, scale and landscaping)

**RECOMMENDATION:** No objection

*Having declared an interest, Cllr N Yabsley took part in the discussion but abstained from voting.*

23/01643/FUL

37B Torquay Road Newton Abbot Devon TQ12 2HZ  
Demolition of commercial building and replacement with a dwelling.

**RECOMMENDATION:** No objection

*Cllrs J Bradford and A Hall took part in the discussion but abstained from voting.*

23/01766/TPO

19 Aspen Drive Newton Abbot Devon TQ12 4TN  
Tree1 - Oak - Fell  
Tree 2 - Silver Birch - Fell

**RECOMMENDATION:** Recommend refusal, insufficient information to make a decision.

*Cllr N Yabsley abstained from voting.*

23/01480/FUL

34 Haytor Drive Newton Abbot Devon TQ12 4DU  
Replacement deck (retrospective)

**RECOMMENDATION:** No objection

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23/01764/HOU

5 Hameldown Way Newton Abbot Devon TQ12 2DN

Construction of raised planter with pergola over (retrospective).

**RECOMMENDATION:** Recommend refusal, the application will have an adverse effect on the visually amenity of the area and overlook neighbouring properties.

*Cllrs N Yabsley and A Hall took part in discussion but abstained from voting.*

23/01805/HOU

120 Torquay Road Newton Abbot Devon TQ12 4AH

Replacement porch, changes to external store

**RECOMMENDATION:** No Objection

23/01802/FUL

Newton Abbot Community NHS Hospital West Golds Road Newton Abbot Devon TQ12 2TS

Two CT/MRI units.

**RECOMMENDATION:** No Objection

23/01803/HOU

26 Nelson Place Newton Abbot Devon TQ12 2JH

Conversion of garage to bedroom (retrospective)

**RECOMMENDATION:** No Objection

23/01654/FUL

1 Devon Square Newton Abbot Devon TQ12 2HN

Change of use of dwelling to a mixed use as a dwelling (lower ground floor) and office (ground floor and first floor) and associated works.

**RECOMMENDATION:** No Objection

23/01707/HOU

Hillcrest 3 St Marys Road Newton Abbot Devon TQ12 1HJ

Single storey side and rear extensions (revised scheme).

**RECOMMENDATION:** Members noted a decision had been made prior to the Town Council's consideration.

23/01786/MAJ

Former Wolborough Hospital Development Site Old Totnes Road Newton Abbot Devon TQ12 6AA Variation of condition 2 on planning permission 13/01497/MAJ (Demolition of existing buildings and construction of 13 dwellings with associated access, car parking, landscaping and open space) to widen parking area to the side of Plot 18, add two parking spaces for Plot 4 and the removal of the approved footpath.

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**RECOMMENDATION:** Recommend refusal, the loss of the footpath will have a detrimental impact on safe pedestrian movement on and from the site.

23/01880/CAN  
34 Keyberry Park Newton Abbot TQ12 1DF  
Fell Cherry Tree (T1)  
Fell Lawson Cypress (T2)  
Reduce Yew Tree (T3)

**RECOMMENDATION:** Recommend refusal due to the lack of information provided to enable a decision to be made.

23/01783/HOU  
7 Bradley Road Newton Abbot Devon TQ12 1LT  
Single storey rear extension including demolition of existing conservatory.

**RECOMMENDATION:** No objection

270. **NAMING OF STREETS**

None.

271. **DISTRICT COUNCIL**

Councillor C Parker advised that the District Planning Authority had considered one application in Newton Abbot at its recent meeting.

272. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

23/01791/FUL Bridge House, Courtenay Street, Newton Abbot.  
Members noted the reasons for approval as contained in the Planning Officer's report, which were contrary to the recommendation submitted by the Town Council.

274. **APPLICATIONS IN NEIGHBOURING PARISHES**

22/01151/MAJ  
Langford Bridge Land At Ngr 287048 69192 Kingskerswell Road Newton Abbot Devon. Reserved Matters application for the construction of 40 dwellings including affordable housing, public open space and associated site infrastructure; pursuant to outline planning permission reference 19/00238/MAJ (approval sought for access, appearance, landscaping, layout and scale).

**RECOMMENDATION:** Members noted the reserved matters application for access, appearance, landscaping, layout and scale and made no comment.

Chair initials.....

*Having declared an interest Cllr J Bradford abstained from discussions.*

**275. TREE ADVISOR**

The Town Clerk reported that the meeting with the volunteer interested in undertaking the role of Tree Advisor to the Council is yet to be confirmed.

The Communications Advisor, Nigel Canham, has conducted a meeting with Mr Collar in preparation to issue a press release. Mr Collar has accepted an invitation to attend the Full Council meeting on the 15<sup>th</sup> November 2023 to receive a presentation in recognition of his long service.

The tree earmarked to be felled in Courtenay Street has now been felled, there was no further update on the Town Council replacing the tree.

**276. LATE CORRESPONDENCE**

None.

**277. DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 14<sup>th</sup> November 2023.at 2pm.

Meeting closed at: 14:55 hours.

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

Chair initials.....