

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 27th 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: C Parker
M Ryan

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

In attendance: Eric Collar, Tree Advisor.

90. **APOLOGIES**

Apologies for absence were received on behalf Councillor A Hall due to a family commitment.

91. **INTERESTS**

Councillor C Parker declared an interest in agenda item 5 – Planning application 22/01129/MAJ as he is a member of the District Council's Planning Committee.

92. **MINUTES**

The minutes of the meeting of the Planning Committee held on 6th June 2023 were received and signed as a correct record.

93. **PUBLIC PARTICIPATION**

None.

94. **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.

Chair initials.....

95. **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:

23/00937/MAJ

Howton Field Howton Road Howton Barton Newton Abbot TQ12 6ND
Variation of condition 8, on planning permission 17/02166/MAJ (Outline application for up to 20 custom build dwellings (approval sought for means of access)) to provide landscape and visual appraisal addendum, and highways and drainage information.

RECOMMENDATION: No objection.

23/00951/FUL

Holbeam Dam Littlejoy Road Newton Abbot Devon
Proposed Construction of a new access bridge to enable works.

RECOMMENDATION: No objection.

23/01052/TPO

28 Blenheim Close Newton Abbot Devon TQ12 1QR
Sycamore (T1): Crown thin 10-15% and crown lift by removing x2 lower limbs

RECOMMENDATION: No objection.

23/00944/HOU

3 Rosemary Avenue Newton Abbot Devon TQ12 1NP
Two storey side extension, single storey rear extension

RECOMMENDATION: No objection.

23/00798/HOU

13 Greenaway Road Newton Abbot Devon TQ12 1NL
Conservatory

RECOMMENDATION: No objection.

23/00901/FUL

5 Mayflower Avenue Newton Abbot Devon TQ12 4AR
Conversion of garage to dog grooming unit.

RECOMMENDATION: No objection.

22/01129/MAJ

17-19 Market Walk Newton Abbot Devon TQ12 2RX

Chair initials.....

Demolition of existing buildings, erection of four screen cinema building on upper levels with two Class E(a, b) units on the ground floor, associated ancillary accommodation and external works.

RECOMMENDATION: No objection subject to the application maximising opportunities for the generation of on-site renewable energy in accordance with Policy NANDP1 of the Newton Abbot Neighbourhood Development Plan 2016 - 2033. Members agreed the proposed changes were an improvement, in particular the reveal of the existing original Market Hall stonework and windows adjacent to the proposed glazed Food Hall.

Having declared an interest Cllr C Parker discussed the application and abstained from voting.

23/00681/FUL

57A East Street Newton Abbot Devon TQ12 2JP

Conversion of loft space to create additional 1-bedroom flat, including new stairwell from ground floor, alterations to existing first floor flat and roof alterations to include flat roof dormer to western roof pitch and rooflights to eastern roof pitch.

RECOMMENDATION: No objection.

23/00904/FUL

2-3 Somerforde Forde Park Newton Abbot Devon TQ12 1DE

Extension and alteration to second floor

RECOMMENDATION: No objection.

23/00616/LBC

83B Wolborough Street Newton Abbot Devon TQ12 1LG

Porch to front and replacement door

RECOMMENDATION: No objection.

23/01049/CAN

3 south Road, Newton Abbot, TQ12 1HQ

Scots Pine: Prune back branches as indicated in the supplied image.

RECOMMENDATION: No objection.

96. **NAMING OF STREETS**

None.

The Town Clerk suggested that Members give consideration to street names for the proposed development at Howton Barton.

97. **DISTRICT COUNCIL**

(a) Planning Committee – None.

Chair initials.....

(b) Applications – None.

98. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

100. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

101. **LATE CORRESPONDENCE**

None.

102. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 18th July 2023 at 2pm.

Meeting closed at: 14:45 pm

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

Chair initials.....