

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 14th MARCH 2023 AT 2.00 P.M** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillor: A Jones (Chairperson) Presiding
M Ryan (Vice Chairperson)

Councillors: K Crout C Parker
 A Hall L Sheffield
 M Hocking

Officers in attendance: Phil Rowe – Town Clerk.
 Sally Henley – Town Development Manager.

In attendance: Eric Collar – Tree Advisor.

426. **APOLOGIES**

Apologies for absence were received on behalf of Councillors Mrs C Bunday; D Howe; M Joyce; M Pilkington and Linda McGuirk - Principal Administrator.

427. **INTERESTS**

None declared.

428. **MINUTES**

The minutes of the meeting of the Planning Committee held on 21st February 2023 were received and signed as a correct record.

429. **PUBLIC PARTICIPATION**

None.

430. **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.

431. **PLANNING APPLICATIONS**

Members considered the planning applications contained in Appendix D, circulated prior to the meeting, and agreed the following recommendations to the Local Planning Authority:

22/02382/HOU
 26 Fern Road Newton Abbot Devon TQ12 4NR
 Raising roof and addition of a flat roof dormer.

RECOMMENDATION: No Objection

23/00130/FUL
 81 Oakland Road Newton Abbot Devon TQ12 4EE
 Creation of a new detached dwelling and new pedestrian access to existing house

RECOMMENDATION: In raising No Objection to the application, the Committee wished to express their concerns with the potential breach of the Building Line in Reynell Avenue and issues with on-street car parking which would arise from the proposal.

23/00156/FUL
 6 Market Walk Newton Abbot Devon TQ12 2RX
 Proposed alterations to shop front and installation of four condensing units.

RECOMMENDATION: No Objection

23/00306/LBC
 31 Devon Square Newton Abbot Devon TQ12 2HH
 Replace existing rear conservatory with single storey flat roof extension.

RECOMMENDATION: Refusal on the grounds that the proposed extension utilised inappropriate design and materials for a Listed Building.

23/00346/FUL
 31 Devon Square Newton Abbot Devon TQ12 2HH
 Replace existing rear conservatory with single storey flat roof extension.

RECOMMENDATION: Refusal on the grounds that the proposed extension utilised inappropriate design and materials for a Listed Building.

432. **NAMING OF STREETS**

None.

433. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None.

(b) Applications

None.

434. **DEVON COUNTY COUNCIL**

None.

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

None.

436. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

437. **LATE CORRESPONDENCE**

None.

438. **DATE OF NEXT MEETING**

The Chairperson advised that the next meeting will be held on 4th April 2023 at 2pm.

Meeting closed at: 14:15 hours

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