

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 4<sup>th</sup> APRIL 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: C Bunday M Joyce  
A Hall C Parker  
M Hocking L Sheffield  
D Howe

Officer in attendance: Phil Rowe – Town Clerk.

450. **APOLOGIES**

Apologies for absence were received on behalf of Councillors C Crout and M Pilkington, Nigel Canham, Media Adviser, Eric Collar, Tree Adviser, Sally Henley, Town Development Manager and Linda McGuirk - Principal Administrator.

451. **INTERESTS**

None declared.

452. **MINUTES**

The minutes of the meeting of the Planning Committee held on 14<sup>th</sup> March 2023 were received and signed as a correct record.

453. **PUBLIC PARTICIPATION**

None.

454. **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.

455. **PLANNING APPLICATIONS**

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

23/00399/VAR

8 Ashmill Court Newton Abbot Devon TQ12 1SQ

Variation of condition 2 on planning permission 21/02367/FUL (construction of a detached bungalow) to change hipped roof to gable including a raise in ridge height.

**RECOMMENDATION:**

- (a) the Committee Recommends that the application to vary condition 2 on planning permission 21/02367/FUL be refused due to the height and size of the extension constituting overdevelopment of the site;
- (b) the Committee commented that applying for an acceptable development but subsequently applying for a variation for something unacceptable is a concern.

23/00382/HOU

4 Gaze Hill Newton Abbot Devon TQ12 1QL

Conservatory to side.

**RECOMMENDATION:** No Objection.

22/02342/FUL

Pascoe And Gill Garage 128 Ashburton Road Newton Abbot Devon TQ12

1RL Convenience store and associated car parking

**RECOMMENDATION:** No Objection.

23/00424/TPO

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

T5, Holm Oak: Remove single 2nd order stem growing from on southwest of tree.

**RECOMMENDATION:** No Objection.

22/02137/HOU

31 Greenaway Road Newton Abbot Devon TQ12 1NL

Two storey rear extension

**RECOMMENDATION:** No Objection subject to ancillary use only condition being included.

23/00293/FUL

100 Queen Street Newton Abbot Devon TQ12 2EU

Demolition of curtilage building at rear of site

**RECOMMENDATION:** No Objection subject to the demolition being carried out sympathetically and in keeping with the listed status i.e. reuse of materials where appropriate.

23/00294/LBC  
100 Queen Street Newton Abbot Devon TQ12 2EU  
Demolition of curtilage building at rear of site

**RECOMMENDATION:** No Objection subject to the demolition being carried out sympathetically and in keeping with the listed status i.e. reuse of materials where appropriate.

23/00253/HOU  
16A Hopkins Lane Newton Abbot Devon TQ12 2EL  
Balustrade to existing flat roof

**RECOMMENDATION:** No Objection.

23/00254/LBC  
16A Hopkins Lane Newton Abbot Devon TQ12 2EL  
Balustrade to existing flat roof

**RCOMMENDATION:** No Objection.

23/00325/HOU  
Lakewood View 6 Laureston Road Newton Abbot Devon TQ12 1HN  
Replacement side extension, external works to roof and walls, window changes including Juliet balconies, PV panels to roof and landscaping works to front and rear, widening of front boundary entrance, garden room to rear.

**RECOMMENDATION:** the Committee Recommend Refusal as the proposed design constituted over-development and an adverse impact on the street scene.

456. **NAMING OF STREETS**

None.

457. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee – None.

(b) Applications – None.

458. **DEVON COUNTY COUNCIL**

None.

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

None.

460. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

461. **LATE CORRESPONDENCE**

None.

462. **DATE OF NEXT MEETING**

The Chairperson advised that the next meeting will be held on Tuesday 25<sup>th</sup> April 2023 at 2pm.

Meeting closed at: 14:29 hours

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