

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 30<sup>th</sup> JANUARY 2024 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 Hall  
A Gibbs  
G Jennings  
C Parker  
M Ryan

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

377. **APOLOGIES**

Apologies were received on behalf of Nigel Canham – Communications Advisor.

378. **INTERESTS**

None declared.

379. **MINUTES**

The minutes of the meeting of the Planning Committee held on 9<sup>th</sup> January 2024 were received and signed as a correct record.

380. **PUBLIC PARTICIPATION**

None.

381. **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.....

382. **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:

23/02258/PIP

Berry Knowles Farm Bovey Road Newton Abbot Devon TQ12 6PS  
Permission in Principle for a residential development of 5 to 9 custom self-build plots.

**RECOMMENDATION:** Members agreed that submitting a recommendation is premature until it is clear what environmental impact the development will have on the site and the surrounding area. It was agreed to defer submitting a recommendation until a full consultation of statutory consultees has been completed.

24/00077/TPO

32 Flete Avenue Newton Abbot Devon TQ12 4EH  
Birch (T1) - Crown lift within the lowest part of the crown.

**RECOMMENDATION:** No objection.

23/02134/HOU

4 Monterey Park Rowantree Road Newton Abbot Devon TQ12 4BZ  
Single storey rear extension

**RECOMMENDATION:** No objection.

24/00106/TPO

61 Twickenham Road Newton Abbot Devon TQ12 4JF  
T1 Oak Tree - Section dismantle to close to ground level.

**RECOMMENDATION:** Object, there is no justified reason to remove the tree. It is suggested that consent is given to crown lift the tree to reduce the shading of the garden amenity.

24/00103/HOU

85 Aller Brake Road Newton Abbot Devon TQ12 4NL  
Repositioning of highway crossover, replacement of front boundary wall, pedestrian gate and electric vehicular gates and installation of below ground rainwater harvesting tank

**RECOMMENDATION:** No objection.

23/02058/FUL

41-43 First And Second Floor Queen Street Newton Abbot Devon TQ12 2AQ  
Two residential units over ground floor restaurant.

Chair initials.....

**RECOMMENDATION:** Object. The application is considered inappropriate due to overdevelopment of a confined site, poor access and concerns about anti-social behaviour including noise disturbance.

23/01337/FUL

Land North Of Frankton Jetty Marsh Road Newton Abbot Devon  
Five detached houses and associated works.

**RECOMMENDATION:** No objection.

23/02305/HOU

17 Waverley Road Newton Abbot Devon TQ12 2ND

**RECOMMENDATION:** No objection.

24/00037/CAN

2-3 Somerforde Forde Park Newton Abbot Devon TQ12 1DE  
Maple - cutting back to pollard cuts.

**RECOMMENDATION:** No objection.

23/02116/HOU

The Cedars Coach Road Newton Abbot Devon TQ12 1EW  
Remove existing car port, remove shed, remove modern conservatory, remove section of driveway between house and garden, redress and redecorate exterior of house, construct garage beneath existing patio, reinstate patio.

**RECOMMENDATION:** No objection.

23/02251/HOU

Keyberry View Courtenay Road Newton Abbot Devon TQ12 1HY  
Demolition of garage; ground and first floor extensions to form annexe and additional entrance; garden room;  
re-levelling of garden to form new paths, terraces and retaining walls

**RECOMMENDATION:** No objection.

23/02152/LBC

81 Wolborough Street Newton Abbot Devon TQ12 1LG  
Removal of external rear store, repairing and replacing of roof tiles to front and side elevation, repair front fascia, general external repair and refurbishments.

**RECOMMENDATION:** No objection.

383. **NAMING OF STREETS**

None.

384. **DISTRICT COUNCIL**

None.

Chair initials.....

**385. DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

Members noted that planning application 23/00616/LBC 83B Wolborough Street, Newton Abbot had been refused by the Local Planning Authority.

**387. APPLICATIONS IN NEIGHBOURING PARISHES**

None.

**388. LATE CORRESPONDENCE**

None.

**389. DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 20<sup>th</sup> February 2024 at 2pm.

Meeting closed at: 14:45 hours.

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

Chair initials.....