

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 22nd FEBRUARY 2022 AT 2.00 P.M** AT NEWTON'S PLACE, 43 WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT:

Councillors	A Jones (Chairman) Presiding M Ryan (Vice-Chairman)
Councillors	C Bunday (Dep Mayor) M Joyce (Mayor) L Sheffield
By Invitation	Mr Eric Collar

Officers in attendance:

- Phil Rowe - Town Clerk
- Sally Henley - Town Development Manager
- Linda McGuirk - Principal Administrator

341. **APOLOGIES**

Apologies for absence were received on behalf of Councillors K Crout, A Hall, D Howe, C Parker, M Hocking and M Pilkington.

342. **INTERESTS**

None

343. **MINUTES**

The minutes of the meeting of the Planning Committee held on 1st February 2022 were received and signed as a correct record.

344. **PUBLIC PARTICIPATION**

None.

345. **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.

346. **PLANNING APPLICATIONS**

BRADLEY

1. 21/02528/FUL None Stated
BRADLEY
46 Barton Drive, Newton Abbot, TQ12 1PD

Proposed single story extension to front with balcony and side extension for shop staff room

Recommendation: No Objection

BRUNEL

Nil.

BUCKLAND & MILBER

2. 21/02895/HOU None Stated
BUCKLAND & MILBER
17 Aller Park Road, Newton Abbot, TQ12 4NG

Remove soil from front garden to create off road parking.

Recommendation: No Objection subject to inclusion of a permeable surface.

3. 21/02731/FUL None Stated
BUCKLAND & MILBER
Tuckers Maltings, The Taphouse and Bottle Shop, Teign Road, Newton Abbot, TQ12 4AA

Change of use to a leisure (climbing/bouldering) / hospitality venue with internal and fenestration alterations, including new fire access door into existing alley at ground floor level, new staircase and lift to allow access to new bouldering facility, existing window openings to western elevation to be opened up, rear elevation openings to be reinstated with single pane windows

Members were informed a letter had been received from Newton Abbot Civic Society asking the Town Council to request the Planning Authority considers the application at Category B level. Members discussed the request and were satisfied the Conservation Officer would act accordingly to protect this important heritage asset.

Recommendation: No Objection

4. 21/02732/LBC None Stated
BUCKLAND & MILBER -
Tuckers Maltings, The Taphouse and Bottle Shop, Teign Road, Newton Abbot, TQ12 4AA

Change of use to a leisure (climbing/bouldering) / hospitality venue with internal and fenestration alterations, including new fire access door into existing alley at ground

floor level, new staircase and lift to allow access to new bouldering facility, existing window openings to western elevation to be opened up, rear elevation openings to be reinstated with single pane windows

Recommendation: No Objection

BUSHELL

5. 22/00128/HOU None Stated
BUSHELL
44 Knowles Hill Road, Newton Abbot, TQ12 2PR

Widening of existing entrance and rear extension with terrace above.

Recommendation: No Objection

6. 22/00091/FUL Amended application, already discussed (change of wording shown in bold) BUSHELL
43 Queen Street, Newton Abbot, TQ12 2AQ
Conversion and change of use of Class E storage (**first and second floors above restaurant & café**) to create two Class C3 residential units, **including associated external associated external works.**

Members noted the amendments to the above application and appreciated that their previous comments had been actioned.

Recommendation: No Objection

COLLEGE

7. 22/00156/CAN (Tree) Bruce Macfarlane
COLLEGE
Orchard Holt, College Road, Newton Abbot, TQ12 1EG

Fell one willow, one sycamore, one ash, one laurel and one yew. Crown lift one western red cedar to 5m above garage roof and height reduce one laurel by 1.5m

Recommendation: Members noted the application had been approved by the Local Authority prior to the Town Councils consideration. While members agreed with the comments contained in the Tree Officers report, they were concerned a decision had been made without their due consideration.

8. 22/00219/HOU None Stated
COLLEGE
6 St. Michaels Road, Newton Abbot, TQ12 1DJ

Proposed loft conversion, side dormer, alterations to fenestration

Recommendation: No Objection, based on limited information provided.

347. **NAMING OF STREETS**

None.

348. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None

(b) Applications

None

349. **DEVON COUNTY COUNCIL**

None

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

21/02713/HOU 92 Torquay Road, Newton Abbot

Erection of a new fence. This is a retrospective application for a fence currently in place on the site. It has been the subject of an enforcement enquiry (21/00003/ENF). There was previously a hedgerow behind the retained wall, which has been removed. The fence has been erected in association with works to alter the vehicular access.

Refusal noted.

351. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

352. **LATE CORRESPONDENCE**

None.

353. **DATE OF NEXT MEETING**

The next meeting would be held on 15th March 2022 at 2.00pm.

Meeting closed at 14:30pm

Chairman.....Date.....