

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 19th JULY 2022 AT 2.00 P.M** AT NEWTON'S PLACE, 43 WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillors A Jones (Chairperson), Presiding
M Ryan (Vice Chairperson)

Councillors C Bunday (Mayor)
A Hall
M Hocking
D Howe
M Joyce
C Parker
L Sheffield (Dep Mayor)

Officers in attendance: Phil Rowe - Town Clerk
Linda McGuirk - Principal Administrator

By Invitation: Eric Collar – Tree advisor.

121. **APOLOGIES**

Apologies for absence were received on behalf of Councillors, K Crout (illness), M Pilkington (illness) and Sally Henley – Town Development Manager.

122. **INTERESTS**

Councillors A Jones, M Ryan, C Bunday, A Hall, M Hocking, D Howe, M Joyce, C Parker and L Sheffield declared a non-pecuniary interest in agenda item 5, planning applications 22/01031/FUL and 22/01032/LBC.

123. **MINUTES**

The minutes of the meeting of the Planning Committee held on 28th June 2022 were received and signed as a correct record.

124. **PUBLIC PARTICIPATION**

None.

125. **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.

126. **PLANNING APPLICATIONS**

BRADLEY

22/00443/HOU

Field View Highweek Garage Ringslade Road Newton Abbot Devon TQ12 1QF.

Garage extension, first floor side extension, glazing alterations, re-building section of retaining wall and fencing to front.

RECOMMENDATION: No Objection

22/01112/HOU

13 Bugle Place Newton Abbot Devon TQ12 1GZ

Proposed single storey extension

RECOMMENDATION: No Objection in principle, providing the extension remains part of the existing residential dwelling and is not used as ancillary accommodation. Members were concerned about the scale of the extension in comparison to the existing dwelling and potential over development of the site.

22/01027/MAJ

Linden Lea Caravan Storage Area Bovey Road Newton Abbot Devon TQ12 6PS

Outline application for 12 detached dwellings (approval sought for appearance, layout and scale)

RECOMMENDATION: Object on the grounds that the site is not identified within the existing Local Plan. The site is within the mineral rights of Imerys, and any permanent development would sterilise access to the minerals. It was noted that Highways have reserved the right to comment at this stage.

Cllrs L Sheffield and C Parker abstained from voting.

BUCKLAND & MILBER

22/01063/HOU

10 Ridgeway Road Newton Abbot Devon TQ12 4LS

Raised decking to rear elevation and replacement of existing window with bifold doors.

RECOMMENDATION: No Objection

22/01117/HOU

28 Moorland View Newton Abbot Devon TQ12 4EW

Single storey side extension to replace existing outbuilding

RECOMMENDATION: No Objection

22/01326/TPO

1 Mayflower Avenue Newton Abbot Devon TQ12 4AR

Re-pollard one sycamore back to previous points.

RECOMMENDATION: No Objection

22/01030/HOU

60 Twickenham Road Newton Abbot Devon TQ12 4JF

Demolish part garage, ground floor and first floor extension and decking to rear.

RECOMMENDATION: Object due to overdevelopment of the site and the adverse impact on the neighbouring properties due to its overbearing nature

COLLEGE

22/01031/FUL and 22/01032/LBC

Extension to provide museum storage facilities | Newton Abbot Museum 43 Wolborough Street Newton Abbot Devon TQ12 1JQ

RECOMMENDATION: No Objection

Having declared a non-pecuniary interest Councillors A Jones, M Ryan, C Bunday, A Hall, M Hocking, D Howe, M Joyce, C Parker and L Sheffield participated in discussions.

22/01013/HOU

26 Gothic Road Newton Abbot Devon TQ12 1LD

Retention of boundary walls and fence

RECOMMENDATION: No Objection

22/01153/HOU

1 Steppes Meadow Newton Abbot Devon TQ12 1LP

Two storey side extension to replace converted attached garage

RECOMMENDATION: No Objection

22/00840/HOU

3 Denbury Road Ogwell Devon TQ12 6AD

Erection of single storey rear and side extension

RECOMMENDATION: No Objection

22/01353/CAN

2 Keyberry Park Newton Abbot Devon TQ12 1BZ

Fell a group of conifers and two eucalyptus trees

RECOMMENDATION: It was agreed that the Conifers should be felled due to their proximity to the dwelling, Members requested the Conifers are replaced with more suitable trees which are indigenous to the area and planted in a suitable location.

Members were concerned that no explanation for the removal of two Eucalyptus trees had been provided. It was agreed that the Eucalyptus trees should be retained.

127. **NAMING OF STREETS**

None

128. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None

(b) Applications

None

129. **DEVON COUNTY COUNCIL**

None

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

None

131. **APPLICATIONS IN NEIGHBOURING PARISHES**

22/01151/MAJ

Land At Ngr 287048 69192 Langaford Bridge Kingskerswell Road Newton Abbot Devon Reserved Matters application for the construction of 40 dwellings including affordable housing, public open space and associated site infrastructure; pursuant to outline planning permission reference 19/00238/MAJ (approval sought for access, appearance, landscaping, layout and scale)

Members considered the response received from the developer, circulated prior the meeting, and were disappointed in the response and in particular to the lack of commitment to install solar panels to all dwellings.

RECOMMENDATION: Members noted the application and requested that all dwellings within the development are equipped with:

- **Solar Panels**
- **Water harvesting facilities**
- **Ground/Air sourced heat pumps**
- **High standard of insulation**
- **Bat boxes**
- **Swift boxes**

132. **LATE CORRESPONDENCE**

None.

133. **DATE OF NEXT MEETING**

The next meeting will be held on 9th August 2022 at 2.00pm.

Meeting closed at 14:46

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