

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 9th AUGUST 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)
K Crout
A Hall
M Hocking
D Howe
C Parker

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

By Invitation: Eric Collar – Tree advisor.

150. **APOLOGIES**

Apologies for absence were received on behalf of Councillors, M Joyce (prior commitment), L Sheffield (family commitment) and M Pilkington (illness).

151. **INTERESTS**

Councillors A Jones, M Ryan, C Bunday, K Crout, A Hall, M Hocking, D Howe and C Parker declared a non-pecuniary interest in agenda item 5, planning application 22/01249/FUL. The Newton Abbot Town Council is the lease holder of the building.

Councillor K Crout declared a pecuniary interest in planning application 22/00897/HOU.

152. **MINUTES**

The minutes of the meeting of the Planning Committee held on 19th July 2022 were received and signed as a correct record.

153. **PUBLIC PARTICIPATION**

None.

154. **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.

155. **PLANNING APPLICATIONS**

BRADLEY

22/01249/FUL

Community Hall Mill Close Newton Abbot Devon TQ12 1UR
Single storey rear infill extension

Councillors A Jones, M Ryan, C Bunday, K Crout, A Hall, M Hocking, D Howe and C Parker declared a non-pecuniary interest in the application but spoke and voted.

RECOMMENDATION: No objection

22/01261/HOU

7 Buttercup Way Newton Abbot Devon TQ12 1GT
Conservatory

RECOMMENDATION: No objection

22/01262/HOU

12 Campion Place Newton Abbot Devon TQ12 1GY
Proposed conservatory

RECOMMENDATION: No objection

22/01400/TEL

Wain Lane Street Works Wain Lane Newton Abbot Devon TQ12 2SB
5G telecoms installation including H3G 18m street pole and additional equipment cabinets.

RECOMMENDATION: No objection

22/01341/VAR

1 Perry Lane Newton Abbot Devon TQ12 6QA
Variation of condition 2 on planning application 20/00169/FUL (Demolition of existing building, erection of dwelling & carport/storage barn and new access) to retain the existing access for the new dwelling and use the approved new access for the existing property and reduce size of garage.

RECOMMENDATION: No objection

22/01463/TPO

Oak House Daracombe Park Mile End Road Newton Abbot Devon TQ12 1RW
Dismantle one Lucombe oak (identified as T001) to a 6m monolith. Remove defective primary branch beginning at 2m from ground from one Holm oak (tagged 1185). Reduce the primary stem with the weight bias towards the garage by 1.5-2m.

RECOMMENDATION: No objection

BUCKLAND & MILBER

22/01155/FUL

Garage Block Rear Of 2 - 14 Audley Rise Newton Abbot Devon TQ12 4JW
Proposed two garages

RECOMMENDATION: No objection

22/01401/TPO
27 Aller Brake Road Newton Abbot Devon TQ12 4NJ
Fell one silver birch (T12)

RECOMMENDATION: No objection in principle, subject to the opinion of the Arboriculture Officer. If the tree is felled a suitable species replacement must be planted in a suitable location.

22/01380/HOU
10 Beechwood Avenue Newton Abbot Devon TQ12 4LJ
Loft conversion including rear and side dormers

RECOMMENDATION: No objection

22/01131/HOU
9 Aspen Drive Newton Abbot Devon TQ12 4TN
Loft conversion including raising of the front gable and creation of dormers on the rear elevation

RECOMMENDATION: No objection

22/01289/FUL
West Golds Park, Unit 1A Jetty Marsh Road, Newton Abbot, TQ12 2SL
Two Storey extension to existing industrial unit.

RECOMMENDATION: No objection

22/01292/ADV
B&Q Plc Jetty Marsh Road, Newton Abbot, TQ12 2SL
16 new and replacement signs.

RECOMMENDATION: No objection

22/01129/MAJ
17-19 Market Walk, Newton Abbot TQ12 2RX
Demolition of existing buildings, erection of four screen cinema building on upper levels with two class E (a, b) units on the ground floor, associated ancillary accommodation and external works.

The Town Clerk informed Members that the application has been invalidated by the local planning authority pending further information which has been requested from the developer. Accordingly, it was:

RESOLVED that consideration of the application be deferred until the local planning authority has formally notified consultees that the application has been revalidated.

22/00897/HOU
Hawthorn House, 6A Forde Park, Newton Abbot TQ12 1DE
Retention of replacement ground floor and first floor windows.

RECOMMENDATION: No objection, subject to suitable materials used to reflect the importance of the conservation area.
Having declared an interest, Councillor K Crout spoke but did not vote.

22/01127/FUL
Ashfield Lodge, 12 Torquay Road Newton abbot TQ12 1AH
Change of use from offices to dwelling house.

RECOMMENDATION: No objection

156. **NAMING OF STREETS**

None.

157. **DEVON COUNTY COUNCIL (DCC) WALKING, CYCLING AND HORSE-RIDING ASSESSMENT (A382 BEWTEEN NEWTON ABBOT AND DRUMBRIDGES JUNCTION) CONSULTATION**

Members discussed the A382 corridor improvement consultation and agreed the proposal was an improvement. Members supported the proposal in principle subject to protection of the historic grade II listed Ice House; provision of suitable access routes and traffic management in the Orleigh Cross/ West Golds Way area and that care is taken to protect Stover Bridge.

158. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None

(b) Applications

None

159. **DEVON COUNTY COUNCIL**

None

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

It was noted that planning application 22/01030/HOU - 60 Twickenham Road, Newton Abbot TQ12 4JF was at variance with the Town Councils observations.

161. **APPLICATIONS IN NEIGHBOURING PARISHES**

None

162. **LATE CORRESPONDENCE**

None.

163. **DATE OF NEXT MEETING**

The next meeting will be held on 30th August 2022 at 2.00pm.

Meeting closed at 14:42

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