

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 30th 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)
A Hall
M Hocking
D Howe
C Parker
L Sheffield

Officers in attendance: Linda McGuirk - Principal Administrator

By Invitation: Eric Collar – Tree advisor

164. **APOLOGIES**

Apologies for absence were received on behalf of Councillors M Joyce (prior commitment), and M Pilkington (health), K Crout (health), Phil Rowe - Town Clerk and Sally Henley - Town Development Manager.

165. **INTERESTS**

None.

166. **MINUTES**

The minutes of the meeting of the Planning Committee held on 9th August 2022 were received and signed as a correct record.

167. **PUBLIC PARTICIPATION**

None.

168. **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.

169. **PLANNING APPLICATIONS**

22/01345/VAR

Greenhill Farm, Howton Road, Newton Abbot, TQ12 6NF.

Variation of condition 2 and removal of condition 3 on planning application 18/02593/FUL (conversion of barns to three self-contained units of holiday accommodation and associated landscaping) to enable changes to the internal layout, external design changes to openings

and remove the current occupancy restriction to enable permanent residential use of the dwellings.

RECOMMENDATION: Recommend Refusal, as per the Town Councils previous recommendation (18/02593/FUL), the accommodation should be retained for holiday occupation only.

22/01554/TPO

Land at Mile End NGR 283728 72208, Ashburton Road, Newton Abbot

Fell one ash to ground level and one pedunculate oak to a 4m stump. Remove deadwood from one Monterey pine (exempt works)

RECOMMENDATION: Recommend Refusal due to the lack of detailed information to enable a decision to be made. Members are happy to be guided by the decision of the Arboriculture Officer.

22/00678/HOU

25 St Luke's Road Newton Abbot Devon TQ12 4NE

Extension to enlarge single garage.

RECOMMENDATION: No objection.

22/01390/LBC

100 Queen Street, Newton Abbot

Demolition of curtilage building at rear of site

RECOMMENDATION: No objection.

22/01618/CAN

25 - 26 Devon Square Newton Abbot TQ12 2HH

Crown reduce one ash by 2m and crown lift to comply with the Highways Act | Newton Abbot Chiropractic Centre

RECOMMENDATION: No objection.

22/01437/HOU

108 Wolborough Street Newton Abbot Devon TQ12 1LW

Retention of garden room

RECOMMENDATION: In principle, no objection was raised. Concerns were expressed about the height of the fence which should not exceed the statutory height of one meter.

22/01379/HOU

26 Keyberry Park Newton Abbot Devon TQ12 1DF

Alterations to ancillary building including new dormer

RECOMMENDATION: In principle, no objection was raised providing the building is retained for ancillary use only.

22/01567/CAN

22 Forde Park Newton Abbot Devon TQ12 1DD

Fell one blue Atlas cedar, one Monterey cypress and one eucalyptus

RECOMMENDATION: No objection. It is requested the trees are replaced with more suitable indigenous specimens and planted in a suitable location.

170. **NAMING OF STREETS**

None.

171. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None.

(b) Applications

None.

172. **DEVON COUNTY COUNCIL**

None.

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

The Chairperson informed Members of an application that was at variance with the Town Council's observations:

22/00547/S0

Land At Wolborough Barton, Newton Abbot, TQ12 1EJ,
Request for a screening opinion for 236 dwellings

The reasons were noted.

174. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

175. **LATE CORRESPONDENCE**

None.

176. **DATE OF NEXT MEETING**

The next meeting will be held on 20th September 2022 at 2pm.

Meeting closed at 14:35

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