

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 1st NOVEMBER 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
K Crout
A Hall
M Hocking
D Howe
M Joyce
C Parker

Officers in attendance: Linda McGuirk - Principal Administrator

By Invitation: Eric Collar – Tree advisor

In attendance: One member of the public

244. **APOLOGIES**

Apologies for absence were received on behalf of Councillors L Sheffield, M Pilkington and Phil Rowe – Town Clerk, Sally Henley – Town Development Manager.

245. **INTERESTS**

Councillor M Hocking is a substitute member of Teignbridge District Council's Planning committee and declared a non-pecuniary interest in agenda item 5, applications:

22/0129/MAJ Land at Whitehill Road, Highweek, Newton Abbot.
22/01953/MAJ Wisteria Road, Regency Court, Stover, Devon.
22/01500/MAJ Land at Bradley Lane, Newton Abbot.

Cllr Hocking advised he will discuss the applications but will not vote.

Councillor C Parker is a member of Teignbridge District Council's Planning committee and declared a non-pecuniary interest in agenda item 5, applications:

22/0129/MAJ Land at Whitehill Road, Highweek, Newton Abbot.
22/01953/MAJ Wisteria Road, Regency Court, Stover, Devon.
22/01500/MAJ Land at Bradley Lane, Newton Abbot.

Cllr Parker advised he will discuss the applications but will not vote. He further declared a pecuniary interest in application 22/01796/NPA Cut and Curl, 22 Twickenham Road, Newton Abbot, as he is the property owner and will leave the Council Chamber when the application is considered.

Councillor A Jones is Chairperson of Newton Abbot Civic Society and declared a non-pecuniary interest in agenda item 5, application 22/01500/MAJ Land at Bradley Lane. She advised she will not discuss or vote on the application.

Councillors C Bunday, K Crout, A Hall, M Hocking, D Howe, A Jones, M Joyce and M Ryan declared a non-pecuniary interest in agenda item 5, application 22/01796/NPA Cut and Curl, 22 Twickenham Road, Newton Abbot.

246. **MINUTES**

The minutes of the meeting of the Planning Committee held on 11th October 2022 were received and signed as a correct record.

247. **PUBLIC PARTICIPATION**

A member of the public spoke in regard to planning application 22/01291/MAJ Land at Whitehill Road, Highweek, Newton Abbot. He raised concerns about the constrained access to the proposed development, particularly the difficulty emergency vehicles might encounter when attending the area. A photograph of the current parking issues was circulated and Members were reminded the area had been subject to road traffic orders in the past to restrict the area from being used by larger vehicles and as a short cut at peak times. The member of public was concerned that the proposed development will lead to a return to the previous traffic issues. In addition, access from Whitehill Road to the development will result in damage to the Devon hedgerows, causing a detrimental effect on wildlife.

248. **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.

249. **PLANNING APPLICATIONS**

22/01291/MAJ

Land At Whitehill Road Highweek Newton Abbot Devon.

Outline planning permission for residential development (approval sought for access).

RECOMMENDATION: Objection due to the poor access to the proposed development site, increased issues associated with parking in a constrained lane and the proximity of the development to a grade I Listed Church.

Having declared an interest Councillors M Hocking and C Parker participated in discussion but abstained from voting.

22/01953/MAJ

Wisteria Road Regency Court Stover Devon TQ12 6BW

Variation of conditions 7, 9 and 10 of the planning permission 16/02971/MAJ (Removal of condition 8 on planning permission 14/03185/MAJ (Variation of condition on original planning permission for change of use of land for the stationing of static holiday caravans, touring caravan storage, warden's accommodation, pub, cafe, shop and ancillary facilities together with the temporary use of buildings for storage).

RECOMMENDATION: No objection subject to the accommodation being retained for use by the site Warden and that the shop, pub and café are for residents use only.

Having declared an interest Councillors M Hocking and C Parker participated in discussion but abstained from voting. Cllr D Howe also abstained from voting.

22/01812/HOU
10 & 12 Higher Budleigh Meadow Newton Abbot Devon TQ12 1UL
Front porch.

RECOMMENDATION: No objection.

22/01842/HOU
22 Laburnum Road Newton Abbot Devon TQ12 4LH
Rear and side extensions, roof conversion, and alterations to front elevation.

RECOMMENDATION: No objection.

22/01848/NPA
Wywurree Addison Road Newton Abbot Devon TQ12 4NA
Application for Prior Approval under Part 3 Class MA and paragraph W of the GDPO for change of use of learning skills centre to a dwelling

RECOMMENDATION: No objection.

22/01796/NPA
Cut And Curl 22 Twickenham Road Newton Abbot Devon TQ12 4JE
Application for Prior Approval under Part 3 Class MA and paragraph W of the GDPO for change of use of hair-dressers to a dwelling.

RECOMMENDATION: No objection.

Cllr C Parker left the room during consideration and voting on the application.

22/01888/HOU
59 Broadlands Avenue Newton Abbot Devon TQ12 1SH
Two storey side extension

RECOMMENDATION: No objection, subject to ancillary use only.

22/01954/HOU
65 Broadlands Avenue Newton Abbot Devon TQ12 1SH
Two storey side extension

RECOMMENDATION: No objection.

22/01980/FUL
Pearl Assurance House Courtenay Street Newton Abbot Devon TQ12 2AD
Change of use from education Class F1 to retail Class E a on ground floor and change the first and second floor to offices Class E g i. changes to ground floor shop frontage

RECOMMENDATION: No objection.

Cllr C Parker abstained from voting.

22/01500/MAJ
Land At Bradley Lane Newton Abbot Devon TQ12 1LZ

Demolition of existing buildings, remediation and raising of levels to construct 90 dwellings, new and upgraded estate roads, areas of open space, landscaping and associated infrastructure

RECOMMENDATION: No objection, subject to removal of the self-build property located at plot 90 and retention of the established public right of way in this location. Plot 90 should be retained as public open space to allow pedestrian, cycle and disabled access from Bradley Vale to Bradley Lane. In addition, vehicular access to the Town Council allotments should be reinstated. Councillors welcomed development of the brownfield site which is listed within the Local Plan for development. As custodians of the Heritage Asset Register, the Town Council requests the development is carried out sympathetically and acknowledges the important history of the area.

Having declared an interest Councillors M Hocking and C Parker participated in discussion but abstained from voting. Cllr A Jones abstained from discussion and voting.

22/01736/HOU
Fieldfare Old Totnes Road Newton Abbot Devon TQ12 1LR
Raised decking to rear.

RECOMMENDATION: No objection.

22/01905/VAR
14 College Road Newton Abbot Devon TQ12 1EQ
Variation of conditions 4 & 10 on planning permission 16/01207/FUL (Five new apartments) to change wording to Prior to works proceeding beyond DPC level.

RECOMMENDATION: No objection.

22/01982/HOU
4 St Marys Road Newton Abbot Devon TQ12 1HJ
Single storey flat roof extension to rear and side.

RECOMMENDATION: No objection.

250. **NAMING OF STREETS**

Members were advised to start considering suitable options for the proposed new development at Bradley Lane.

251. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None.

(b) Applications

None.

252. **DEVON COUNTY COUNCIL**

None.

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

None.

254. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

255. **LATE CORRESPONDENCE**

None.

256. **DATE OF NEXT MEETING**

The next meeting will be held on 22nd November 2022 at 2pm.

Meeting closed at 15:10

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