

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 13<sup>TH</sup> DECEMBER 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  
M Hocking  
C Parker

Officers in attendance: Phil Rowe – Town Clerk  
Sally Henley – Town Development Manager

296. **APOLOGIES**

Apologies for absence were received on behalf of Councillors, A Hall, D Howe, M Joyce, M Pilkington and L Sheffield, Linda McGuirk, Principal Administrator and Eric Collar, Tree advisor.

297. **INTERESTS**

None declared.

298. **MINUTES**

The minutes of the meeting of the Planning Committee held on 22<sup>nd</sup> November 2022 were received and signed as a correct record subject to an amendment to minute 290. – Teignbridge District Council – by the replacement of the word ‘Chairperson’ with the word ‘member’ in the first sentence.

299. **PUBLIC PARTICIPATION**

None.

300. **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.

301. **PLANNING APPLICATIONS**

**22/01555/FUL**

37B Torquay Road Newton Abbot Devon TQ12 2HZ  
Demolition of existing building, construction of new dwelling.

**RECOMMENDATION:** Refusal on the grounds of overdevelopment, overbearing size of building for the plot, narrow access/egress onto the busy Torquay Road and adverse effect on the street scene.

**22/01935/FUL**

The Avenue Methodist Church The Avenue Newton Abbot Devon TQ12 2BY  
Extension to form toilet facilities.

**RECOMMENDATION:** No objection.

**22/02131/LBC**

90 Queen Street Newton Abbot Devon TQ12 2ET  
Internal alterations

**RECOMMENDATION:** No objection.

**22/02130/FUL**

90 Queen Street Newton Abbot Devon TQ12 2ET  
Internal alterations.

**RECOMMENDATION:** No objection.

**22/02103/HOU**

20 Bakers View Newton Abbot Devon TQ12 1SE  
First floor side extension.

**RECOMMENDATION:** No objection, subject to ancillary use only.

**22/02026/FUL**

42 Courtenay Street Newton Abbot Devon TQ12 2EB  
Repairs and decoration works to the façade.

**RECOMMENDATION:** No objection.

**22/02118/TEL**

Newfoundland Way Street Works Newfoundland Way Abbotsbury Newton Abbot TQ12 1EX  
Application to determine if prior approval is required for proposed 5G telecoms installation:  
H3G 20m street pole and additional equipment cabinets

**RECOMMENDATION:** Refusal due to the location being in appropriate and in the vicinity of a Listed Building.

*Councillor C Parker abstained from voting.*

**22/01363/LBC**

81 Wolborough Street Newton Abbot Devon TQ12 1LG  
Proposed alterations and conversion of dwelling into two dwellings & removal of external store.

**RECOMMENDATION:** No objection.

**22/01362/FUL**

81 Wolborough Street Newton Abbot Devon TQ12 1LG  
Proposed alterations and conversion of dwelling into two dwellings & removal of external store.

**RECOMMENDATION:** No objection.

302. **NAMING OF STREETS**

None.

303. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None.

Further to minute 290/11/2022 the Town Development Manager an update on planning application 22/00579/MAJ 22 to 26 Wolborough Street, Newton Abbot. Members were informed that the Environment Agency had requested further information due to a change in legislation since the previous application. Additionally, the Teignbridge District Council Case Officer had raised new concerns since previous application based on the change of use; window design being in keeping with the area; and a requirement for the use of the best possible materials in the construction of the building. The Applicant was required to employ an architect to submit designs for the changes as highlighted which was difficult in the current economic climate.

Members also discussed generally the difficulties local planning authorities were experiencing throughout local government in recruiting planning officers and the effects on salary and consultant budgets.

(b) Applications

None.

304. **DEVON COUNTY COUNCIL**

None.

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

None.

306. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

307. **LATE CORRESPONDENCE**

None.

308. **DATE OF NEXT MEETING**

The Chairperson wished everyone a Merry Christmas and announced that the next meeting will be held on 10<sup>th</sup> January 2023 at 2pm.

Meeting closed at 14:40

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