

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 10TH JANUARY 2023 AT 2.00 P.M** AT NEWTON'S PLACE, 43 WOLBOROUGH STREET, NEWTON ABBOT.

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

C Bunday
A Hall
D Howe
M Hocking
M Joyce
C Parker
L Sheffield

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

In attendance Eric Collar - Tree Advisor
Nigel Canham – Communications Advisor

309. **APOLOGIES**

Apologies for absence were received on behalf of Councillors K Crout and M Pilkington.

310. **INTERESTS**

Councillor C Parker declared a non-pecuniary interest in agenda item 5, planning applications 22/01597/FUL and 22/01595/LBC Alexandra Cinema Market Street Newton Abbot Devon TQ12 2RB. Restoration of single theatre auditorium, atrium extension to the south and associated alterations, due to being a member of Teignbridge District Council's Planning Committee.

311. **MINUTES**

The minutes of the meeting of the Planning Committee held on 13th December 2022 were received and signed as a correct record.

312. **PUBLIC PARTICIPATION**

None.

313. **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.

314. **PLANNING APPLICATIONS**

22/02350/TPO

49 Higher Budleigh Meadow Newton Abbot Devon TQ12 1UL

Trees growing on southern boundary of 49 Higher Budleigh Meadow, adjacent to driveway:
T1-T5, Small leaved lime: Crown height reduction, removing approximately 6 metres from branch tips while retaining the main framework & shape of the crown.
T6, Small leaved Lime (Ivy covered and closest to the property): Crown height reduction, removing approximately 6 metres from branch tips, or to just below half the existing height.
Two smaller Co-dominant Stems (leaning out over the driveway area): Fell to approximately 1.0 metre above bank level to regenerate.

RECOMMENDATION: No objection subject to the two smaller Co-dominant Stems (leaning over the driveway area) being felled to 2 metres above the bank level rather than the requested 1 metre.

22/02326/FUL

Twelve Oaks Farm Teigngrace Devon TQ12 6QT

Agricultural building

RECOMMENDATION: No objection providing the building remains as agricultural use only.

22/02298/HOU

32 Villiers Avenue Newton Abbot Devon TQ12 4AT

Garage to rear

RECOMMENDATION: No objection, the garage should be retained as garage/workshop space only and not used for habitation.

22/02316/HOU

74 Twickenham Road Newton Abbot Devon TQ12 4JF

Extension to front, roof alterations and garage to rear.

RECOMMENDATION: No objection subject to the extension being retained for ancillary use only.

22/02254/HOU

22 Buckland Brake Newton Abbot Devon TQ12 4DE

Single storey side/rear extension

RECOMMENDATION: No objection.

22/02152/FUL

18 Old Exeter Road Newton Abbot Devon TQ12 2NU

Dwelling with integral garage and demolish wall

RECOMMENDATION: Object on the grounds that the application will have a detrimental effect on the street scene, is overdevelopment of a constrained site and has poor access.

22/02256/LBC

41-45 Courtenay Street Newton Abbot Devon TQ12 2QW

Replacement of lighting to new energy efficient LED lighting

RECOMMENDATION: No objection.
22/01597/FUL
Alexandra Cinema Market Street Newton Abbot Devon TQ12 2RB
Restoration of single theatre auditorium, atrium extension to the south and associated alterations.

RECOMMENDATION: No Objection, Newton Abbot Town Council fully supports the application which is respectful to the important heritage of the town.

Having declared an interest Cllr C Parker abstained from voting on the application.

22/01598/LBC
Alexandra Cinema Market Street Newton Abbot Devon TQ12 2RB
Restoration of single theatre auditorium, atrium extension to the south and associated alterations.

RECOMMENDATION: No Objection, Newton Abbot Town Council fully supports the application which is respectful to the important heritage of the town.

Having declared an interest Cllr C Parker abstained from voting on the application.

22/02339/ADV
Specsavers 16 Queen Street Newton Abbot Devon TQ12 2EF
Externally Illuminated Conservation Fascia Sign.

RECOMMENDATION: No objection, request the replacement lighting is LED.

22/02340/LBC
Specsavers 16 Queen Street Newton Abbot Devon TQ12 2EF
New signage to installed and existing removed.

RECOMMENDATION: No objection, request the replacement lighting is LED.

22/02357/NPA
Barclays Bank Plc 40 Courtenay Street Newton Abbot Devon TQ12 2EA
Application for Prior Approval under Part 3 Class MA and paragraph W of the GPDO for change of use of bank to twenty dwellings.

RECOMMENDATION: Object, the Town Council recognises the need for residential properties in the town, however concerns were raised regarding the loss of a commercial use primary trading area. It is suggested that the residential units numbered 18 and 20 located on the ground floor are retained as commercial use.

22/02306/TPO
The Olde Rectory, Rectory House Wolborough Close Newton Abbot Devon TQ12 1HR
T1, Beech: Crown reduce by 3metres (from branch tips).

RECOMMENDATION: No objection

22/02262/CAN
5 St Leonards Road Newton Abbot Devon TQ12 1JY
T1, Hornbeam: Fell to ground level.
T2, Hornbeam: Crown reduce by 2m.
T3, Silver birch:
i) Crown lift up to 4m
ii) Crown reduce by 2m.

T4, Wild Cherry: Fell to ground level.
G1, Beech:
i) Crown lift up to 4m over neighbouring carpark.
ii) Crown reduce by up to 3m.

RECOMMENDATION: No objection providing the trees felled at T1 and T4 are replaced with a suitable native species.

22/02261/CAN
11 South Road Newton Abbot Devon TQ12 1HQ
Holm Oak: Crown reduction as indicated in the email dated 20/12/2022.

RECOMMENDATION: Object, the proposed reduction is too severe.

315. **NAMING OF STREETS**

None.

316. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None.

(b) Applications

None.

317. **DEVON COUNTY COUNCIL**

None.

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

Members noted that the following planning application had been approved and was at variance with the Town Council's recommendation:

22/02118/TEL Newfoundland Way Street Works. Application to determine if prior approval is required for proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets.

319. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

320. **LATE CORRESPONDENCE**

None.

321. **DATE OF NEXT MEETING**

The Chairperson advised that the next meeting will be held on 31st January 2023 at 2pm.

Meeting closed at 15:00

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