

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 31st 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
K Crout
A Hall
D Howe
M Hocking
M Joyce
C Parker
L Sheffield

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

In attendance: Eric Collar – Tree Advisor
Nigel Canham – Communications Advisor
Emily Farrell – Newton Abbot CIC Manager

347. **APOLOGIES**

Apologies for absence were received on behalf of Councillor M Pilkington and Phil Rowe – Town Clerk.

348. **INTERESTS**

Councillor K Crout declared a pecuniary interest in agenda item 5, Local Plan, Development Site Allocation policy GC6: Cattle market, Newton Abbot and a non-pecuniary interest in policy GC13: Bradmore New Neighborhood, Newton Abbot as she was known to the landowner. Councillor Crout advised that she would participate in the discussions but not vote on the matter.

Councillor M Hocking declared a pecuniary interest in agenda item 5, Local Plan, Development Site Allocation policy GC17: Berry Knowles, A382, Newton Abbot as he is a former employee of Sibelco who owned the land. Councillor Hocking advised that he would participate in the discussion but not vote on the matter.

Councillor C Bunday declared a pecuniary interest in agenda item 5, Local Plan, Development Site Allocation policy GC17: Berry Knowles, A382, Newton Abbot. Councillor Bunday advised that she would participate in the discussion but not vote on the matter.

349. **MINUTES**

The minutes of the meeting of the Planning Committee held on 10th January 2023 were received and signed as a correct record.

350. **PUBLIC PARTICIPATION**

None.

351. **TEIGNBRIDGE LOCAL PLAN**

The Chairperson, Councillor A Jones, informed Members that the Town Council had been invited to comment on the proposed submission of the Teignbridge Local Plan 2020 to 2040, its supporting documents and the draft Community Infrastructure Levy Charging Schedule, a link to the documents and a hard copy of the Local Plan had been circulated in advance of the meeting.

Councillor Jones suggested that due to the size and technicality of the document that the Planning Committee focuses on the Development Site Allocations listed for Newton Abbot at this meeting and then considers the key features of the Plan; Climate Change, Green Spaces, Beautiful Design and Houses and Jobs at the next meeting scheduled to take place on the 21st February 2023. It was noted the closing date for comments was noon on the 13th March 2023.

Prior to considering each development site individually, members outlined that:

Newton Abbot Town Council recognises the need for affordable and social housing within the town and supports the development of brownfield sites. Development must not be at the detriment of the town and its important heritage, which must be protected.

The proposed sites listed at GC6 Cattlemarket, GC7 Wolborough Street Car Park and GC12 Newfoundland Way Car Park, as listed within the draft Local Plan 2020 to 2040, would result in a loss of 496 town centre parking spaces. The Local Plan must outline alternative areas to compensate for the loss of these spaces. In addition, any development must not take place until the required infrastructure has been built, including schools, doctors, community hubs, sustainable transport links and cycling and walking routes. All development must give regard to the policies included in the Newton Abbot Neighbourhood Development Plan 2016-2033.

GC6: Cattle Market

Members recognised the decline of the Livestock Market and agreed that as a brownfield site it is suitable for development providing that:

- It is used for Social and affordable housing.
- Design must respect the heritage of the site and its surrounding buildings.
- Houses are a maximum of three storey.

Concerns were raised about flooding, the loss of town centre car parking and the detrimental impact the loss of heritage would have.

Having declared an interest, Councillor K Crout took part in the discussion but abstained from voting.

GC7: Wolborough Street Car Park

Members agreed that as a brownfield site Wolborough Street Car Park is suitable for development providing that:

- It is used for Social and affordable housing.
- Design must respect the heritage of the surrounding buildings.
- Alternative car parking is provided to replace the loss of long stay parking, it was suggested that an additional level is added to the Cricket Field Car Park.

Concerns were raised regarding the significant flood risk in the area and the loss of long stay car parking that is used by people working in the town. In addition, Members were concerned about the high level of pollution in the area and sought confirmation that any building will not exacerbate this problem. Sufficient water and sewerage capacity must be incorporated into any development.

GC8: Highweek Way

Members supported residential development of this location providing that it includes social and affordable housing provision.

GC9: Coach Road Nursery

Members objected to residential development in this location and requested the land is transferred to the Town Council for use as allotments.

GC10: Hopkins Lane

Members noted this area is currently being developed and requested the heritage of the town's rope making tradition is protected including the retention of Rope Walk.

GC11: Forde Close

Members supported residential development of this location providing that it includes social and affordable housing provision.

GC12: Newfoundland Way Car Park

Members objected to any residential development in this location due to the significant loss of town centre parking outlined in Policy GC6 and GC7. It was suggested that a second level of car parking is added to the site.

GC13: Bradmore, New Neighbourhood

Members raised concerns about development on a greenfield site and reiterated that no building should take place until the required infrastructure has been installed.

Having declared an interest, Councillor K Crout took part in the discussion but abstained from voting.

352. **MEETING ADJOURNED**

At 15:20 it was **RESOLVED** to adjourn the meeting for a 10-minute comfort break.

353. **MEETING RECONVENED**

The Chairperson, Councillor A Jones reconvened the meeting at 15:30.

354. **TEIGNBRIDGE LOCAL PLAN**

GC14: North of Howton Road

Deferred

GC15: Undercleave, Canada Hill, Ogwel, Newton Abbot

Members objected to this site as it lies within a Site of Special Scientific Interest (SSSI). Development would harm and cause a negative impact to this protected area.

GC16: Est of Buckland Road

Members supported residential development of this location providing that it includes social and affordable housing provision.

GC17: Berry Knowles, A382 Corridor, Newton Abbot

Members supported residential development in this location providing that it includes social and affordable housing provision.

Having declared an interest, Councillors M Hocking and C Bunday took part in the discussion but abstained from voting.

355. **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.

356. **PLANNING APPLICATIONS**

22/02397/FUL

Harrier L L C Brunel Road Newton Abbot Devon TQ12 4UH
Permanent retention of three infill storage buildings

RECOMMENDATION: No objection

22/02381/LBC

30 Devon Square Newton Abbot Devon TQ12 2HH
Removal of front block boundary wall and installation of posts and chain link boundary treatment, re-paint external walls.

RECOMMENDATION: No objection

22/02331/FUL

10 Bank Street, Newton Abbot, Devon TQ12 2JW
Three storey rear extension to form two new flats.

The Town Development Manager informed members of an ongoing issue relating to the disposal of residential waste at the rear of the property due to residents not using the bin store provided. Concerns were raised about the increased waste generated from additional flats within the property.

RECOMMENDATION: No objection to the proposed rear extension provided that adequate waste storage provision is incorporated.

In addition, it was agreed that a letter should be sent to Teignbridge District Council regarding the wider issue about the state of the service yard which is also the main coach drop off point for visitors to the town.

22/01999/HOU
Rectory Cottage Wolborough Close Newton Abbot Devon TQ12 1HR
Conversion of loft into craft/workspace with roof lights

RECOMMENDATION: No objection, providing the conversion is for ancillary use only.

357. **NAMING OF STREETS**

None.

358. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None.

(b) Applications

None.

359. **DEVON COUNTY COUNCIL**

None.

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

None.

361. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

362. **LATE CORRESPONDENCE**

None.

363. **DATE OF NEXT MEETING**

The Chairperson advised that the next meeting will be held on 21st February 2023 at 2pm.

Meeting closed at 15:57

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