

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 21<sup>st</sup> FEBRUARY 2023 AT 2.00 P.M** AT NEWTON'S PLACE, 43 WOLBOROUGH STREET, NEWTON ABBOT.

**PRESENT:** Councillor: M Ryan (Vice Chairperson) Presiding

Councillors: C Bunday  
K Crout  
A Hall  
D Howe  
M Hocking  
M Joyce  
L Sheffield

Officers in attendance: Phil Rowe – Town Clerk.  
Linda McGuirk - Principal Administrator.

In attendance: Nigel Canham – Communications Advisor.  
Eric Collar – Tree Advisor.

386. **APOLOGIES**

Apologies for absence were received on behalf of Councillors A Jones, C Parker, M Pilkington and Sally Henley – Town Development Manager.

387. **INTERESTS**

None.

388. **MINUTES**

The minutes of the meeting of the Planning Committee held on 31st January 2023 were received and signed as a correct record.

389. **PUBLIC PARTICIPATION**

None.

390. **TEIGNBRIDGE LOCAL PLAN**

a) Members considered the National Allotment Society's document '21<sup>st</sup> Century Allotments in New Developments', a copy of the document had been circulated in advance of the meeting. The Town Clerk reported that recent allocations of new allotment sites from developers had not been fit for purpose. The document outlines the minimum standards required for new allotment land and should, in the Town Clerks view, be incorporated as part of Policy GP7 of the Local Plan. Arising from discussions, it was:

**RESOLVED** that Newton Town Council requests that Teignbridge District Council adopts the National Allotment Society's guidance '21<sup>st</sup> Century Allotments in New Developments' as part of its Policy GP7: Infrastructure & Transport Networks – Green Infrastructure, as the minimum specification each developer must adopt when providing new allotments.

b) The Vice Chairperson, Councillor M Ryan, reminded Members that the Town Council had been invited to comment on the proposed submission of the Teignbridge Local

Plan 2020 to 2040 and its supporting documents, a link to the documents and a hard copy of the Local Plan had been circulated in advance of the meeting. Members viewed a short information video produced by Teignbridge District Council about the Local Plan. The Town Clerk reminded Members that as this is a Regulation 19 consultation the Town Council can only comment in relation to whether the Local Plan meets the following three conditions: 1. Legal Compliance 2. Soundness 3. Meets the Duty to Cooperate.

Further to the previous discussions held at the Planning Committee meeting on the 31<sup>st</sup> January 2023, under Minute number 22/01(351), where Members had considered the Development Site Allocations listed for the Newton Abbot and Kingsteignton Garden Community, Councillor Ryan suggested that Members continued their consideration of the Local Plan by reviewing the Garden Community Policies.

**GC1: Travel and Movement:**

The policy lacks consideration of disability provision. Particularly as large areas of Newton Abbot are not currently covered by bus services. However, Members supported and recognised the important inclusion of the Transport Interchange Hub at Sherborne Road and the Teign Estuary Trail with the Exe Estuary Trail with a Dawlish to Teignmouth link.

**GC2: Connecting to nature:**

Members recognised the importance of protecting biodiversity and the natural environment and requested that Teignbridge District Council robustly ensures that developments work within the existing landscape and within the natural environment.

**GC3: Education – no comment.**

**GC4: Town Centre Regeneration Area**

The Town Council Supports the regeneration of residential accommodation on upper floors in the town centre - providing that provision of parking spaces are allocated.

**GC5: Flood Risk Management and Resilience – no comment.**

In addition, Members discussed the proposed new allocations outlined in Policy GC13: Bradmore New Neighbourhood and stressed the importance of ensuring good design and quality development as specified within Policy DW1. Members recognised the importance of a Design Code.

Concerns were raised about the Local Planning Authority's ability to robustly enforce the policies of the Local Plan. Accordingly, it was:

**RESOLVED** that the Town Clerk responds to the draft Teignbridge Local Plan 2020 – 2040 Regulation 19 Consultation in accordance with the Planning Committee's recommendations as resolved under Minutes numbered 22/01(351) and 22/01(390b).

**391. 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.

392. **PLANNING APPLICATIONS**

Members considered the planning applications contained in Appendix D, circulated prior to the meeting, and agreed the following recommendations to the Local Planning Authority:

22/02174/HOU  
40 Higher Budleigh Meadow Newton Abbot Devon TQ12 1UL  
First floor extension

**RECOMMENDATION:** No Objection

23/00216/FUL  
Greenfield Land Adjacent River Lemon Near Holbeam Dam Bradley Valley  
Bat structure

**RECOMMENDATION:** No Objection

23/00210/HOU  
24 Devon Square Newton Abbot Devon TQ12 2HR  
Alterations to rear single storey kitchen, alterations to rubble limestone boundary wall, replacement patio, and decorative restoration of south and west facades.

**RECOMMENDATION:** No Objection

23/00211/LBC  
24 Devon Square Newton Abbot Devon TQ12 2HR  
Alterations to rear single storey kitchen, alterations to rubble limestone boundary wall, replacement patio, and decorative restoration of south and west facades.

**RECOMMENDATION:** No Objection

393. **TREE PRESERVATION ORDER**

Members considered the Tree Preservation Order:

(TPO) E2/01/158 Land at Wolborough Street Car Park, Newton Abbot).

**RECOMMENDATION:** No Objection

394. **NAMING OF STREETS**

None.

395. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None.

(b) Applications

None.

396. **DEVON COUNTY COUNCIL**

None.

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

None.

398. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

399. **LATE CORRESPONDENCE**

None.

400. **DATE OF NEXT MEETING**

The Chairperson advised that the next meeting will be held on 14<sup>th</sup> March 2023 at 2pm.

Meeting closed at: 14:55

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