

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **THURSDAY 20th JULY 2023 AT 2.00 P.M** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillor: M Joyce (Chairperson) Presiding

Councillors: A Hall
C Parker
M Ryan

Officer in attendance: Linda McGuirk - Principal Administrator

In attendance: Eric Collar, Tree Advisor.

132. **APOLOGIES**

Apologies for absence were received on behalf Councillor N Yabsley, Nigel Canham – Communications Advisor, Sally Henley – Town Development Manager and Phil Rowe – Town Clerk.

133. **INTERESTS**

None.

134. **MINUTES**

The minutes of the meeting of the Planning Committee held on 27th June 2023 were received and signed as a correct record.

135. **PUBLIC PARTICIPATION**

None.

136. **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.

137. **PLANNING APPLICATIONS**

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

Chair initials.....

23/01012/VAR

Holbeam Dam Littlejoy Road Newton Abbot Devon.

Removal of condition 3 on planning permission 23/00216/FUL (bat structure) relating to demolition time scale.

RECOMMENDATION: No objection subject to replacement of a suitable Bat Structure.

23/00355/FUL

136 Ashburton Road Newton Abbot Devon TQ12 1RL

Proposed additional dwelling through splitting of existing detached dwellinghouse to form two semi-detached dwellings (retrospective)

RECOMMENDATION: No objection in principle, Councillors noted the application is retrospective and expressed concern at the volume of retrospective applications.

23/00977/HOU

4 Applegarth Avenue Newton Abbot Devon TQ12 1RP

Two storey side extension, single storey rear extension and raised deck with stepped access to garden.

RECOMMENDATION: No objection.

23/01146/FUL

Linden Lea Caravan Storage Area Bovey Road Newton Abbot Devon TQ12 6PS

Eight dwellings with associated access, parking and landscaping.

RECOMMENDATION: Object, the application is outside of the sites identified for development within the Local Plan. The design is contrary to Policy S2 of the Local Plan 'Quality Development'.

Cllr C Parker abstained from voting.

23/01242/HOU

62 Ashburton Road Newton Abbot Devon TQ12 1RG

Removal of existing porch and construction of replacement porch and shower room/utility

RECOMMENDATION: No objection.

23/01243/LBC

62 Ashburton Road Newton Abbot Devon TQ12 1RG

Removal of existing porch and construction of replacement porch and shower room/utility

RECOMMENDATION: No objection.

23/01120/LBC

21 Courtenay Park Newton Abbot Devon TQ12 2HB

Internal lift and widening and installing new door to rear

RECOMMENDATION: No objection.

23/00974/FUL

Speedwell KIA The Avenue Newton Abbot Devon TQ12 2DD

Demolition of existing auto/tyre care building, construction of MOT building and extension of existing car showroom together with resurfacing works.

RECOMMENDATION: No objection.

Chair initials.....

23/01197/LBC
Sandford Orleigh Court House Orleigh Park Newton Abbot Devon TQ12 2SQ
Replacement of four single casement windows to south elevation

RECOMMENDATION: No objection.

23/01196/HOU
Sandford Orleigh Court House Orleigh Park Newton Abbot Devon TQ12 2SQ
Replacement of four single casement windows to south elevation

RECOMMENDATION: No objection.

23/01183/HOU
31 Brownhills Road Newton Abbot Devon TQ12 1TU
Home office and storage building to rear (retrospective)

RECOMMENDATION: Object, the application will have a detrimental effect on the residential neighbouring amenity.

23/01044/FUL
Highweek Way Newton Abbot Devon TQ12 1TQ
New gauging station

RECOMMENDATION: No objection.

23/01115/REM
Ashfield Lodge 12 Torquay Road Newton Abbot Devon TQ12 1AH
Approval of details for two dwellings pursuant to application 22/00576/OUT (approval sought for access appearance landscaping layout).

RECOMMENDATION: No objection.

138. **NAMING OF STREETS**

None.

139. **DISTRICT COUNCIL**

(a) Planning Committee – None.

(b) Applications – None.

140. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

142. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

Chair initials.....

143. **LATE CORRESPONDENCE**

Members were advised that a representative of the Bradley Lane scheme will be attending the Planning Committee meeting on Tuesday 8th August 2023.

It was suggested that all Councillors are informed so that they attend if they wish.

144. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 8th August 2023 at 2pm.

Meeting closed at: 14:25 hours

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

Chair initials.....