

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 29th JUNE 2021** AT 2.00 P.M AT NEWTON'S PLACE, 43 WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillors Mrs A Jones (Chairman) Presiding
M Ryan (Vice Chairman)

Councillors Mrs C Bunday (Dep Mayor) M Joyce (Mayor)
Mrs K Crout C N Parker
M Hocking M Pilkington
D Howe Mrs L Sheffield

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

34. CHAIRMAN OF PLANNING COMMITTEE

Nominations were received for the election of the Chairman of the Planning Committee for the year 2021/2022.

Accordingly, it was

RESOLVED that Councillor Mrs Ann Jones be elected Chairman of the Planning Committee for the year 2021/2022.

35. APOLOGIES

An apology was received on behalf of Councillor Alex Hall.

36. VICE-CHAIRMAN OF PLANNING COMMITTEE

Nominations were received for the appointment of the Vice-Chairman of the Planning Committee for the year 2021/2022.

Accordingly, it was

RESOLVED that Councillor Mike Ryan be appointed Vice-Chairman of the Planning Committee for the year 2021/2022.

37. INTERESTS

None.

38. MINUTES

The minutes of the meeting of the Planning Committee held on 13th October 2021 were received and signed as a correct record.

39. PUBLIC PARTICIPATION

None.

40. TERMS OF REFERENCE

The Committee gave due consideration to the Terms of Reference for the Planning Committee. Accordingly, it was;

RESOLVED that the Terms of Reference for the Planning Committee be hereby approved and adopted.

41. **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.

42. **PLANNING APPLICATIONS**

BRADLEY

1. 21/00846/FUL
BRADLEY - 4 Kiln Orchard, Newton Abbot
Erection of a dwelling with parking facilities
None Stated

THE COMMITTEE RECOMMENDED REFUSAL ON THE GROUNDS OF OVER DEVELOPMENT, ADVERSE AFFECT ON THE STREET SCENE AND LOSS OF AMENITY.

2. 21/01277/HOU
BRADLEY - 39 Moorsend, Newton Abbot
Single storey side extension
Central Team

NO OBJECTION

Major Application

3. 21/01294/MAJ
BRADLEY - A382 – A383 Forches Cross, Newton Abbot
Variation of condition 2 on planning permission 19/00456/MAJ (improved highway link, including pedestrian and cycle facilities, sustainable drainage features and landscaping) to alter existing field gate access
Helen Addison

NO OBJECTION

4. 21/01308/HOU
BRADLEY - 1 Cherrywood Close, Newton Abbot
Rear conservatory
Central Team

NO OBJECTION

5. 21/00385/HOU
BRADLEY - 28 Norman Close, Newton Abbot
Remove existing detached garage and replace with wooden cabin.
None Stated

NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

6. 21/01354/HOU None Stated
BRADLEY - 14 Manor Road, Newton Abbot
Alterations and extension to the rear revisions – change of cladding to front elevation

THE COMMITTEE QUERIED WHETHER THIS WAS A RETROSPECTIVE APPLICATION SINCE THE MAJORITY OF THE WORKS WERE UNDERWAY BUT RAISED NO OBJECTION

7. 21/01379/HOU Central Team
BRADLEY - 85 Highweek Village, Newton Abbot
Alterations to existing conservatory and side porch including decreasing glazing and constructing new pitched tiled roof

NO OBJECTION SUBJECT TO ANCILLARY USE ONLY

8. 21/03794/FUL None Stated
BRADLEY - 47 Foxglove Close, Newton Abbot
Construction of detached dwelling with integral garage

THE COMMITTEE RAISED NO OBJECTION BUT REQUESTED THE INCLUSION OF AN ELECTRIC VEHICLE CHARGING POINT AND SUSTAINABLE HEATING SYSTEM

BRUNEL

NIL

BUCKLAND & MILBER

9. 21/01307/HOU None Stated
BUCKLAND - 29 Belgrave Road, Newton Abbot
& MILBER - First floor extension to front, porch and store to side, over a concrete area.

NO OBJECTION

10. 21/01350/HOU Central Team
BUCKLAND - 20 Raleigh Road, Newton Abbot
& MILBER - Single storey extensions to the front and rear elevations

NO OBJECTION

BUSHELL

11. 21/01276/HOU Central Team
BUSHELL - 71 Knowles Hill Road, Newton Abbot
Replacement single storey side and rear extension and associated works

NO OBJECTION

12. 21/01303/FUL None Stated
BUSHELL - Passmore Edwards Centre, Newton Abbot Library,
Market Street, Newton Abbot

Change of use of part of second floor from learning and non-residential institution (Use Class F1) to office business use (Use Class E(g)(i) to carry out any operational or administrative function

THE COMMITTEE RAISED NO OBJECTION IN PRINCIPLE SUBJECT TO IT REMAINING WITHIN THE REMIT OF LIBRARIES UNLIMITED BUT THE COMMITTEE

EXPRESSED DISAPPOINTMENT AT THE LOSS OF THE ADULT LEARNING CENTRE AND RESOURCES

COLLEGE

TREE

13. 21/01417/TPO

None Stated

COLLEGE - 2 Oak Lawn, Newton Abbot
Crown lift one sycamore (T1) to 7.5m from ground level

NO OBJECTION SUBJECT TO THE VIEW OF THE ARBORICULTURAL OFFICER

43. **NAMING OF STREETS AND NUMBERING OF HOUSES**

None.

44. **TEIGNBRIDGE LOCAL PLAN (PART 2) – CONSULTATION ON SITES OPTIONS**

The Chairman referred to the consultation documents, previously circulated, and advised Members that it was the responsibility of the Planning Committee to respond to the consultation on the Teignbridge Local Plan (Part 2) and make comment on the proposed sites for Newton Abbot. The Chairman added that it was important to take into account development in neighbouring parishes and a formal response would be made to Teignbridge District Council by the deadline of 9th August 2021.

The Chairman invited Members to comment on Section 3, Urban Renewal Site Options. Councillors raised comments and concerns in relation to each of the sites and these would be incorporated into a draft response to be prepared in advance of the next Meeting of the Planning Committee.

Councillors were requested to consider and make comments on Sections 4, 9 and 12 of the consultation document and return these to the Principal Administrator by no later Tuesday 13th July to allow a draft response to be prepared for consideration at the next Meeting of the Planning Committee, to be held on 20th July 2021.

45. **TEIGNBRIDGE DISTRICT COUNCIL**

The Chairman invited reports from District Councillors:

Councillor Colin Parker reported that application 20/00802/MAJ had been approved for 72 room hotel in Halcyon Road, Newton Abbot. The Committee requested that consideration be given to the design to reduce impact on the street scene. Following discussion, it was:

RESOLVED that the Town Clerk be authorised to write to Teignbridge District Council regarding the consent given in relation to Application 20/00802/MAJ Halcyon Road, Newton Abbot in particular to the design of the hotel and its likely impact on the street scene.

46. **DEVON COUNTY COUNCIL**

None

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

21/00980/VAR – Foxley House, 18 Lonsdale Road

Variation of Condition 2 (Approved Plans) on Application 18/02452/FUL (Construction of a single storey garage) to revise elevation and car parking arrangements for Mr & Mrs Gentry.

The Committee noted that NATC raised no objection to the application, but Teignbridge District Council refused the Variation of Condition.

48. **TREE PRESERVATION ORDER**

Referred to under Minute 41(13) above.

49. **LATE CORRESPONDENCE**

None.

50. **DATE OF NEXT MEETING**

The next meeting would be held on 20th July 2021 at 2.00pm.

CHAIRMAN