

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 22nd NOVEMBER 2022 AT 2.00 P.M** AT NEWTON'S PLACE, 43 WOLBOROUGH STREET, NEWTON ABBOT.

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

Councillors:
K Crout
M Joyce
C Parker
L Sheffield

Officers in attendance: Linda McGuirk - Principal Administrator

In attendance: One member of the public, representing Baker Estates.

283. **APOLOGIES**

Apologies for absence were received on behalf of Councillors C Bunday, A Hall, M Hocking, D Howe, M Pilkington and Phil Rowe – Town Clerk, Sally Henley – Town Development Manager and Eric Collar – Tree advisor.

284. **INTERESTS**

Councillor C Parker declared a non-pecuniary interest in the following planning applications:
22/02100/TPO 3 Plantation Close, Newton Abbot, TQ12 4NS
22/01978/TPO 17a South Road, Newton Abbot, TQ12 1HQ

Councillor Parker advised that he would discuss the applications but would not take part in the vote.

Councillor K Crout declared a non-pecuniary interest in planning application 22/01978/TPO 17a South Road, Newton Abbot, TQ12 1HQ. Councillor Crout advised that she would discuss the application but would not take part in the vote.

285. **MINUTES**

The minutes of the meeting of the Planning Committee held on 1st November 2022 were received and signed as a correct record.

286. **PUBLIC PARTICIPATION**

None.

287. **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.

288. **PLANNING APPLICATIONS**

22/01967/FUL

68 Ashburton Road Newton Abbot Devon TQ12 1RH
Change of use from a dwelling to a residential institution (Use Class C2)

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

22/01988/HOU

9 Applegarth Close Newton Abbot Devon TQ12 1RR
Two storey side extension

RECOMMENDATION: No objection.

22/02113/TPO

The Quadrangle 1 Seale Hayne Newton Abbot Devon TQ12 6NQ
G1, Mixed broadleaves: Remove hangers and deadwood from around seating area.
T333, Horse chestnut: Fell.
T334, Monterey pine: Reduce upper crown down to height of failed limb (approx 10m).
T332, Monterey Pine. Fell

RECOMMENDATION: No objection, subject to the felled trees being replaced with a suitable species and that the balance and shape of the Monterey Pine is retained.

22/01955/TPO

20 Hawthorn Close Newton Abbot Devon TQ12 4TG
T1 to T3, Oak: Crown reduction to reduce the height of trees by 2.5m.
T4 & T5, Silver birch: Fell.

RECOMMENDATION: Object, no evidence of disease has been provided for the trees located at T4 and T5. If the Arboriculture Officer is minded to approve the application, it is requested that any trees which are felled are replaced with a suitable species. Crown reduction works to the Oak trees listed as T1 to T3 must be undertaken with care.

22/01889/HOU

16 Raleigh Road Newton Abbot Devon TQ12 4HG
Two storey side extension

RECOMMENDATION: No objection.

22/01974/LBC

Newton Abbot Physiotherapy And Sports Injuries Clinic 8B Courtenay Park Newton Abbot Devon TQ12 2HD
Change of use from Class E (physiotherapy clinic) to C3 (dwelling)

RECOMMENDATION: No objection.

22/01973/FUL

Newton Abbot Physiotherapy And Sports Injuries Clinic 8B Courtenay Park Newton Abbot Devon TQ12 2HD
Change of use from Class E (physiotherapy clinic) to C3 (dwelling)

RECOMMENDATION: No objection.

22/02074/HOU

31 Ridgeway Road Newton Abbot Devon TQ12 4LS
Single storey rear extension and additional roof lights

RECOMMENDATION: No objection.

22/02097/TPO

Ashwood Court St Marychurch Road Newton Abbot Devon TQ12 4BS
T0499, Sycamore: Fell.
T0500, Silver birch: Coppice at 300mm.
T0498, Sycamore: Fell.

RECOMMENDATION: No objection, subject to replacing the felled trees with a suitable species.

22/02100/TPO

3 Plantation Close Newton Abbot Devon TQ12 4NS
T001, English oak: Prune back three over-extended secondary branches from the southern side of the tree (closest to the property) and one over-extended secondary branch on the SE side of the tree back to the parent stems.
T002, English oak: Prune one secondary branch overhanging the garden, back to main stem.

RECOMMENDATION: No objection, subject to maintaining the shape and balance of the tree.

Councillor C Parker, having declared an interest, abstained from voting.

22/01978/TPO

17A South Road Newton Abbot Devon TQ12 1HQ
T0050, Beech: Fell

RECOMMENDATION: No objection, subject to a replacement tree being planted. The replacement tree must be planted away from the area of the felled tree to avoid contaminated soil affecting the new tree.

Councillors C Parker and K Crout, having declared an interest, abstained from voting.

22/02027/CAN

Stonelands 2 South Road Newton Abbot Devon TQ12 1HL
G001, comprised of approx. 17 Laurels and 1 Hazel: Re-coppice.
T149, Bay: Re-coppice.

RECOMMENDATION: No objection providing the coppicing work is carried out by a professional.

22/02069/MAJ

Wolborough Barton Coach Road Newton Abbot Devon TQ12 1EJ
Approval of details for phase 2 link road in accordance with condition 1 of outline planning permission 17/1452/MAJ (approval sought for appearance, layout, scale and landscaping)

RECOMMENDATION: No objection

Councillor C Parker abstained from voting.

22/02109/FUL

28-30 Dunmore Residential Home Courtenay Road Newton Abbot Devon TQ12 1HE
Conversion of residential care home (use class C2) into six flats (C3). Replacement of existing single-storey western projection with two storey extension. To southern elevation: removal of fire escape staircase and door and replacement with window; removal of dormer and replacement with rooflight; removal of pitched single storey extension and replacement with single storey flat-roof extension. To northern elevation: removal of dormer window and replacement with two dormer windows.

RECOMMENDATION: No objection

289. **NAMING OF STREETS**

None.

290. **TEIGNBRIDGE DISTRICT COUNCIL**

(a) Planning Committee

None.

Members asked Councillor C Parker, in his capacity as Chairperson of the District Council Planning Committee, whether he was able to provide an update on planning application 22/00579/MAJ 22 to 26 Wolborough Street, Newton Abbot. Councillor C Parker was unable to provide an update. Members were concerned that the application has not been decided by the District Planning Authority and requested that the Principal Administrator writes to the District Planning Authority to ask for an update and an idea of the likely timescale for a decision.

(b) Applications

None.

291. **DEVON COUNTY COUNCIL**

None.

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

22/00688/HOU and 22/00689/LBC

24 Devon Square Newton Abbot Devon TQ12 2HR

Replacement of rear single storey kitchen, alterations to rubble limestone boundary wall, replacement patio and decorative restoration of south and west facades

Refusal noted.

293. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

294. **LATE CORRESPONDENCE**

None.

295. **DATE OF NEXT MEETING**

The next meeting will be held on 13th December 2022 at 2pm.

Meeting closed at 14:30

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