

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 25<sup>th</sup> APRIL 2023 AT 2.00 P.M** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

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

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

Officer in attendance: Linda McGuirk - Principal Administrator.

In attendance: Eric Collar, Tree Advisor.

463. **APOLOGIES**

Apologies for absence were received on behalf of Councillors K Crout and M Pilkington, Nigel Canham - Communications Advisor, Sally Henley -Town Development Manager and Phil Rowe – Town Clerk.

464. **INTERESTS**

None declared.

465. **MINUTES**

The minutes of the meeting of the Planning Committee held on 4<sup>th</sup> April 2023 were received and signed as a correct record.

466. **PUBLIC PARTICIPATION**

None.

467. **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.

468. **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:

23/00552/TEL

Trago, Newton Abbot, Stover, Devon, TQ12 6JD

Remove existing 25m monopole mast and associated compound, installation of a replacement base station which includes a 30m lattice sharable mast, 12 x antennas, 2 x 600mm dishes, 7 x cabinets and associated works.

**RECOMMENDATION:** No Objection

23/00471/HOU

10 Rosemary Avenue Newton Abbot Devon TQ12 1NP

Parking area to front.

**RECOMMENDATION:** No Objection

23/00378/MAJ

Land At Ngr 284376 71456 Ogwell Mill Road Newton Abbot Devon

Variation of condition 2 on planning permission 20/00236/MAJ (Hybrid application.

Construction of 76 dwellings including all associated public open space, landscaping, surface water attenuation and all other external works. Outline planning permission sought for four self-build units) to landscaping changes to southern boundary.

**RECOMMENDATION:** No Objection

23/00514/TPO

77 Fern Road Newton Abbot Devon TQ12 4NZ

T1, Oak: Fell

T2, Oak:

i) Crown reduction by up to 1m making pruning cuts of up to 50mm in dia.

ii) Crown lift by up to 1 meter.

**RECOMMENDATION:** No Objection subject to a suitable replacement being planted.

23/00530/TPO

79 Fern Road Newton Abbot Devon TQ12 4NZ

G1, Oak: Fell

T1, Silver birch: Fell

**RECOMMENDATION:** Object. No valid reason has been given to necessitate felling the trees.

*Councillor D Howe abstained from voting.*

23/00492/FUL  
33 Moorland View Newton Abbot Devon TQ12 4EP  
Dwelling with parking.

**RECOMMENDATION:** Object, Members **agreed** to 'Call In' the application to the Local Planning Authority due to the following material planning considerations:

The proposed dwelling is considered overdevelopment of a confined space with poor vehicular access. The development would be overbearing and have a detrimental impact on the neighbouring amenity and negatively affect the street scene.

23/00205/LBC  
21 Courtenay Park Newton Abbot Devon TQ12 2HB  
Alterations and repairs to chimney stacks and fireplaces to fit log burners.

**RECOMMENDATION:** No Objection.

23/00359/LBC  
21 Courtenay Park Newton Abbot Devon TQ12 2HB  
Internal changes: Alterations to main bathroom, annexe kitchen/bathroom and replacement of all non-period internal doors with wooden panel doors.

**RECOMMENDATION:** No Objection.

23/00310/HOU  
1 Seymour Road Newton Abbot Devon TQ12 2PT  
Retention of approx. 1685m high boundary wall to replace soil bank and privet hedge, and cladding of wall with natural stone.

**RECOMMENDATION:** Object, the height of the boundary wall has a detrimental effect on the street scene.

23/00601/ADV  
7 Market Walk Newton Abbot Devon TQ12 2RX  
New external signage.

**RECOMMENDATION:** No Objection.

23/00607/LBC  
14A Flat 2 Courtenay Street Newton Abbot Devon TQ12 2DT  
Roof replacement, window repairs, paint front elevation, and gutter repairs, Internal repairs and works.

**RECOMMENDATION:** No Objection.

23/00597/MAJ  
Wolborough Barton Coach Road Newton Abbot Devon TQ12 1EJ  
Approval of reserved matters (appearance, layout, scale and landscaping) for a section of road (Phase 2.1) of the approved development in accordance with Condition 1 of outline permission 17/01542/MAJ (APP/P1133/W/18/3205558)

**RECOMMENDATION:** No Objection.

**469. NAMING OF STREETS**

None.

**470. INFRASTRUCTURE LEVY REFORM**

Members noted the report, circulated prior to the meeting, outlining the details of the Government consultation to reform the Community Infrastructure Levy (CIL) and S106 development contributions. The Chairperson reminded Members they can respond to the consultation independently via the National Association of Locals Councils (NALC) or through the Department for Levelling Up Housing and Communities (DLUHC).

**471. DISTRICT COUNCIL**

(a) Planning Committee – None.

(b) Applications – None.

**472. DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

**474. APPLICATIONS IN NEIGHBOURING PARISHES**

None.

**475. LATE CORRESPONDENCE**

None.

**476. DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 16<sup>th</sup> May 2023 at 2pm. It was noted that the date of the next meeting is prior to the Annual Meeting of the Council where the Committees are formally agreed and that the Town Clerk will consider applications under delegated authority.

The Chairperson expressed her thanks to the Committee for their commitment and wished them all the best for the future, particularly to those Members standing in the forthcoming local elections.

Meeting closed at: 14:27

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