

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 8<sup>th</sup> AUGUST 2023 AT 2.00 P.M.** AT THE COURTENAY CENTRE, KINGSTEIGNTON ROAD, NEWTON ABBOT.

**PRESENT:** Councillor: M Joyce (Chairperson) Presiding  
N Yabsley (Vice Chairperson)

Councillors: A Gibbs  
A Hall  
G Jennings  
C Parker  
M Ryan

Officer in attendance: Phil Rowe – Town Clerk  
Linda McGuirk - Principal Administrator  
Sally Henley – Town Development Manager  
Nigel Canham – Communications Advisor

Also in attendance: Eric Collar, Tree Advisor.  
Town Councillor C Davieson  
Town, District and County Councillor J Bradford  
District and County Councillor M Wrigley  
District Councillor J Hook  
District Councillor P Parker  
District Councillor J Taylor  
3 x Representatives of Lovell  
3 x Representatives of the Newton Abbot Civic Society  
Press - a representative of the Mid Devon Advertiser

145. **APOLOGIES**

None.

146. **INTERESTS**

None.

147. **MINUTES**

The minutes of the meeting of the Planning Committee held on 20<sup>th</sup> July 2023 were received and signed as a correct record.

148. **PUBLIC PARTICIPATION**

None.

149. **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-

Chair initials.....

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.

**150. BRADLEY LANE SCHEME**

The Chairperson, Councillor M Joyce, welcomed the representatives of Lovell Partnership to the meeting and invited them to update members on amendments made to the Bradley Lane planning application.

A presentation outlining the proposed revisions to the scheme was shown.

The representatives reported they are actively working with the District Council's planners, heritage and conservation officers to submit a revised scheme that addresses the issues raised within the original application and results in a high-quality viable design.

The District Council were concerned that the original plan did not retain enough of the original buildings, was too road dominated, had too much parking and was too urban in design.

The developer has reviewed the Master Plan and engaged with heritage consultants to look at how the site interacts within Newton Abbot. A full site structural survey of the existing buildings has been carried out which confirmed the entire site is dilapidated. A section of the Launa Windows building was identified as being suitable to be redeveloped into flats with a small community space, while respecting and retaining the historical importance of the building.

The developers confirmed the existing access to allotments will be preserved, with wider investment in the local environment, including rewilding planned.

The Chairperson thanked the representatives for the update and invited members to ask questions. Members asked questions about the viability of retaining the Launa building, increase in the number of dwellings and raised concerns about the District Council's view that there is too much parking, which was contrary to the view of members. Further questions were raised about flood plans, mix of affordable social housing and the preservation of the Leat.

**151. 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:

23/01265/TPO

Land At NGR 285451 72391 Whitehill Exeter Road Newton Abbot  
Tree works as detailed in the submitted arboriculture report.

Chair initials.....

**RECOMMENDATION: No Objection.**

23/01246/FUL

120 Oakland Road Newton Abbot Devon TQ12 4EF  
Replace existing double garage with dwelling, and vehicular access

**RECOMMENDATION: Object due to the loss of on street parking.**

23/01123/FUL

20 Courtenay Park Newton Abbot Devon TQ12 2HB  
Change of use of building from office/educational use to dwelling.

**RECOMMENDATION: No Objection.**

23/00778/HOU

84 Sandford View Newton Abbot Devon TQ12 2TH  
Pergola in front garden (retrospective)

**RECOMMENDATION: Object, due to the location of the pergola in the front garden which is causing a negative impact on the street scene.**

23/01337/FUL

Land North Of Frankton Jetty Marsh Road Newton Abbot Devon  
Five detached houses and associated works

**RECOMMENDATION: Object, concerns regarding poor access onto the busy highway, and the suitability of the site due to the environmental constraints.**

23/00973/FUL

Homeside House Silverhill's Road Decoy Industrial Estate Newton Abbot Devon  
TQ12 5ND  
Two storey extension to side for use as Offices (Class E (g)(i)) with ancillary storage or showroom

**RECOMMENDATION: No Objection.**

23/01153/TPO

2 Highwood Grange Newton Abbot Devon TQ12 1QS  
T1 - x 1 Mature Holm Oak - Crown lift secondary & tertiary branch growth up to approximately x 6.0 metres  
Crown lift secondary branch growth only up to approximately x 6.5 metres.

**RECOMMENDATION: No Objection.**

23/01229/CAN

15 College Road, Newton Abbot, TQ12 1EG  
3x cherry laurel - Dismantle and fell to near ground level.  
1x Walnut - Prune away from property to achieve 2m clearance.  
2x Hazel - Coppice to 0.5 m above ground level.  
1x Sycamore - Fell to near ground level.  
1x Cypress - Dismantle and fell to near ground level.

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1x Hazel and field maple - Coppice to 0.5m above ground level.  
1x Western red cedar - Dismantle and fell to near ground level.

**RECOMMENDATION: No Objection.**

23/01338/CAN

4 College Road Newton Abbot Devon TQ12 1EF

T1 - Beech tree - crown reduction of 5m

T2 - Silver Birch tree - crown reduction of 4m, with shaping to lower branches to retain shape.

**RECOMMENDATION: No Objection.**

23/01342/CAN

5 South Road Newton Abbot Devon TQ12 1HQ

One Common Beech - Crown Reduction of 30%

Two Holm Oaks - Crown reduction of 30%

**RECOMMENDATION: No Objection providing the work is carried out sympathetically.**

23/01345/CAN

2 Keyberry Park Newton Abbot Devon TQ12 1BZ

Remove with stumps treated to prevent regrowth - G7 Weeping Pear and Acer, G8 Jasmine, Camellia, Rhododendron and Rose, G10 Acer and Sycamore and G12 Fig, Rose, and Acer and T13 Contorted Willow.

**RECOMMENDATION: No Objection.**

23/00993/FUL

81 Wolborough Street Newton Abbot Devon TQ12 1LG

Proposed alterations and conversion of dwelling into two dwellings & removal of external store.

**RECOMMENDATION: In principle the members supported the proposed alterations and recognised the dilapidated condition of the property. Concerns were expressed about whether the proposal constituted overdevelopment and requested the application is called in to be considered by the Local Planning Authority.**

23/00994/LBC

81 Wolborough Street Newton Abbot Devon TQ12 1LG

Proposed alterations and conversion of dwelling into two dwellings & removal of external store.

**RECOMMENDATION: In principle the members supported the proposed alterations and recognised the dilapidated condition of the property. Concerns were expressed about whether the proposal constituted overdevelopment and requested the application is called in to be considered by the Local Planning Authority.**

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152. **NAMING OF STREETS**

- a) To consider appropriate names for any developments arising from number the applications considered above.

None – members were reminded to start thinking about names for the Houghton Barton development.

- b) Residential development off Kingsteignton Road/Elm Road.

Members were asked for suggestions for the name of the new development off Kingsteignton Road/Elm Road. Following a discussion, it was:

**RESOLVED:** that the Town Council hereby submits a request for the name of the new development located off Kingsteignton Road/Elm Road be Elm Court.

153. **DISTRICT COUNCIL**

- (a) Planning Committee – It was noted the Cinema application is due to be considered at the meeting on the 22<sup>nd</sup> August.

- (b) Applications – None.

154. **DEVON COUNTY COUNCIL APPLICATIONS**

The Town Clerk reported a scoping application for the clay quarry at Zitherixon, Kingsteignton had been received. It was noted that comments are to be submitted by the 10<sup>th</sup> August. Members asked the Town Clerk to request an extension of time.

*Nigel Canham, Communications Advisor, declared a pecuniary interest.*

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

None.

156. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

157. **LATE CORRESPONDENCE**

None.

158. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 29<sup>th</sup> August 2023 at 2pm.

Meeting closed at: 15:35 hours.

Chair initials.....

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

Chair initials.....