

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 17<sup>th</sup> SEPTEMBER 2024 AT 2.00 P.M. AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.**

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

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

Officer in attendance: Phil Rowe – Town Clerk

Also in attendance: Mr Tom Biddle and Mr Mark Edwards of Bakers Estates.  
Councillor Paul Parker, Teignbridge District Council

184. **APOLOGIES**

All members of the Planning Committee were present, apologies were received on behalf of Sally Henley - Town Development Manager, Linda McGuirk - Principal Administrator and Nigel Canham, Communications Advisor.

185. **INTERESTS**

Councillor Mrs. Janet Bradford declared an interest in applications 24/012905/MAJ and 24/002200/MAJ as a former member of Newton Says No.

186. **MINUTES**

The minutes of the meeting of the Planning Committee held on 6<sup>th</sup> August 2024 were received and signed as a correct record.

187. **PUBLIC PARTICIPATION**

Messrs Tom Biddle and Mark Edwards of Baker Estates attended the meeting to provide an update regarding reserved matters Application No. 24/002200/MAJ Parcel 2.1 East Wolborough, Wolborough Barton, pursuant to planning permission 17/01542/MAJ for the construction of 150 dwellings (Phase 2.1) (approval sought for the access, appearance, landscaping layout and scale). Members were informed that very little had changed in relation to the documentation provided to support the application, but that detailed discussions had been held with the Local Planning Authority in relation to insignificant details such as boundary treatments, finishes and demarcation boundaries for car parking areas.

Members questioned the representatives regarding issues including the following:

- Highways issues relating to access for refuse collection vehicles;
- The mix of types of dwellings to be constructed;
- Water harvesting and solar panels;
- Affordable housing and housing for rent;
- The mix of affordable and open market dwellings.

188. **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.

189. **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:

24/01391/TPO

The Paddock Highweek Village Newton Abbot Devon TQ12 1QB

Removal of 8 Mature lime trees, previously pollarded to around 10m in height. Have been re pollarded after the initial work. Trees are suffocated with thick ivy. Some of the trees are showing signs of decay at the base.

**RECOMMENDATION: No Objection.**

24/01395/HOU

114 Ashburton Road Newton Abbot Devon TQ12 1RJ

Conversion of garage outbuilding to create annexe accommodation

**RECOMMENDATION: No Objection, subject to ancillary use only.**

*Cllr C Parker abstained from voting.*

24/01417/LBC

Bradley Manor Totnes Road Newton Abbot Devon TQ12 6BN

Installation of electric heating to the property.

**RECOMMENDATION: No Objection.**

24/01111/HOU

54 Windsor Avenue Newton Abbot Devon TQ12 4DW

Partially retrospective application for construction of of-road parking space, with associated retaining walls and stepped access to property.

**RECOMMENDATION: That the Application be refused on the grounds that there was insufficient allocated space to permit cars to be parked and that a similar application had previously been refused.**

24/01382/TPO

The Minerva Building, Unit E To G Minerva Way Newton Abbot Devon TQ12 4PJ

T3 - crown lifted to 2.4m from ground level over foot path.

**RECOMMENDATION: No Objection.**

24/01380/TPO

3 The Copse Twickenham Road Newton Abbot Devon TQ12 4JJ

Four silver birches - reduce each silver birch by approximately 15 feet to suitable pruning points.

**RECOMMENDATION: No Objection.**

*Cllr C Parker abstained from voting.*

24/01205/MAJ

Wolborough Barton Coach Road Newton Abbot Devon TQ12 1EJ

Submission of details of appearance, layout, scale and landscaping for the Local Centre of the development in accordance with condition 1 of outline permission 17/01542/MAJ.

**RECOMMENDATION: No Objection.**

*Cllr J Bradford declared an interest in the Application but spoke and voted. Cllrs A Hall, M Joyce, G Jennings, C Parker and M Ryan, abstained from voting.*

24/01309/LBC

83B Wolborough Street Newton Abbot Devon TQ12 1LG

Porch to front

**RECOMMENDATION: No Objection.**

24/01435/CAN

10 Forde Park Newton Abbot Devon TQ12 1DB

T1: Garden Area: Rear LHS: 1x Eucalyptus: Fell to ground level

**RECOMMENDATION: No Objection.**

24/00220/MAJ

Parcel 2.1 East Wolborough, Wolborough Barton Devon TQ12 1EJ

Reserved matters application pursuant to outline planning permission 17/01542/MAJ for the construction of 150 dwellings (Phase 2.1) (approval sought for the access appearance, landscaping, layout and scale)

**RECOMMENDATION: No Objection.**

*Cllr J Bradford declared an interest in the Application but spoke and voted. Cllrs A Hall, M Joyc and C Parker abstained from voting.*

24/01457/TPO

8 Flat 1 Forde Park Newton Abbot Devon TQ12 1DB

Prune back trees overhanging boundary fence and away from overhead telecom cables.

Prune trees to line of boundary fence to give fifteen foot clearance for pedestrians and

vehicles. Trees to be pruned include: Evergreen Oak (EO1), Bay (B1), Yew (Y1) These trees do not have TPO's but are in the Conservation Area. Raise crown of Horse Chestnut (TPO: E2/01/10, T1) to provide fifteen foot clearance for pedestrians and vehicles. T1 is currently very low hanging over pavement and road - raising crown will provide sufficient clearance.

**RECOMMENDATION: No Objection.**

190. **NAMING OF STREETS**

None.

191. **DISTRICT COUNCIL**

It was noted that two applications in relation to the NA3 Development at Wolborough Barton previously withdrawn would be considered at the Local Planning Authority's next meeting.

192. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

194. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

195. **LATE CORRESPONDENCE**

None.

196. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 8<sup>th</sup> October 2024 at 2.00 p.m.

Meeting closed at: 15:15 p.m.

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