

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 8th OCTOBER 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 Hall
G Jennings
C Parker
M Ryan

Officer in attendance: Linda McGuirk – Principal Administrator

Also in attendance: Councillor Paul Parker, Teignbridge District Council
2 x members of the public

214. **APOLOGIES**

A valid reason for absence was received from Councillor A Gibbs, apologies were also received on behalf of Phil Rowe, Town Clerk and Nigel Canham, Communications Advisor.

215. **INTERESTS**

Councillor C Parker declared a non-pecuniary interest in agenda item 5, planning application 24/01430/FUL as he is an acquaintance of the applicant and will leave the Council Chamber during consideration of the application. Councillor Parker also declared a non-pecuniary interest in planning application 24/01562/TPO advising that he will contribute to discussions but abstain from voting.

Councillor J Bradford declared a non-pecuniary interest in agenda item 5, planning application 22/00810/MAJ as a former member of Newton Says No.

Councillor G Jennings declared a non-pecuniary interest in agenda item 5, planning application 24/01475/DEM as a member of the Heritage Asset Working Party. Councillor Jennings advised she would participate in the discussion and vote.

216. **MINUTES**

The minutes of the meeting of the Planning Committee held on 17th September 2024 were received and signed as a correct record.

217. **PUBLIC PARTICIPATION**

None.

218. **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.

219. **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:

24/01016/FUL

Land At Howton Road Mile End Newton Abbot Devon
New vehicle entrance to allotment site.

RECOMMENDATION: No objection.

24/01423/HOU

47 Highweek Village Newton Abbot Devon TQ12 1QG
Creation of off road parking with dropped kerb and widening of access gate

RECOMMENDATION: Noted.

24/01602/TPO

1 Perry Lane Newton Abbot Devon TQ12 6QA
50% reduction - one large Willow and one large dying Cherry tree

RECOMMENDATION: No objection.

24/01430/FUL

Land At Aller Park At Ngr 287991 69773 Fern Road Newton Abbot Devon TQ12
4TQ
Two dwellings (self-build and custom build)

Councillor C Parker left the council Chamber prior to the application being considered.

RECOMMENDATION: Object due to the negative impact the development will have on the on the ecology of the area and woodland.

Cllr N Yabsley abstained from voting.

Councillor C Parker returned to the Council Chamber.

24/01495/FUL

133 Queen Street Newton Abbot Devon TQ12 2BN

RECOMMENDATION: No objection

24/01475/DEM

Bradley Mills Bradley Lane Newton Abbot Devon TQ12 1NF
Demolition of six buildings and ancillary structures.

In accordance with Standing Order 5b (Voting) Councillor J Bradford requested a recorded vote. The request was supported by four Councillors who indicated their support by rising from their seat.

Members discussed the proposed demolition of the Bradley Mills site and noted the Town Council has included the Vicary Mill building in the draft Heritage Asset Register.

The Chairperson, Councillor M Joyce, stated the application is for prior approval and therefore full structural surveys of the site have not been carried out to determine the condition of the buildings and the viability of future development.

Concerns were raised whether the correct process has been followed for the application to proceed under permitted development and whether all options have been explored. Further concerns included the presence of Swifts, premature demolition and the lack of ecological and structural surveys.

Arising from the discussion members agreed:

RECOMMENDATION: Newton Abbot Town Council ‘calls in’ application 24/01475/DEM requesting the Local Planning Authority considers the application at its Planning Committee as the site has been included on the draft Heritage Asset Register. In addition, concerns about whether the correct process has been followed for the application to proceed under permitted development, premature demolition before all options have been considered and the presence and protection of Swifts and the lack of ecological and structural surveys.

Recorded vote			
COUNCILLOR	FOR	AGAINST	ABSTAINED
J Bradford	1		
A Hall	1		
G Jennings	1		
M Joyce	1		
C Parker			1
M Ryan		1	
N Yabsley	1		
TOTAL	5	1	1

24/01548/CAN

Orchard Holt College Road Newton Abbot Devon TQ12 1EG
Western Red Cedar (T1) - 1.5 metres crown reduction

RECOMMENDATION: No objection

24/01547/CAN

19 College Road Newton Abbot Devon TQ12 1EG

Sycamore (T1) - Approximately 2 meters reduction within the lower part of the crown on the western aspect of the tree to create clearance from the building

RECOMMENDATION: No objection

24/01493/CAN

3 Rooklands Wolborough Street Newton Abbot Devon TQ12 1LF

x1 Semi Mature Eucalyptus - Dismantle fell & remove to ground level

RECOMMENDATION: No objection

Councillor J Bradford abstained from voting.

22/00810/MAJ

Land At Wolborough Barton Newton Abbot Devon TQ12 1EJ
Approval of reserved matters pursuant to outline planning permission 17/01542/MAJ for residential development of 218 dwellings (Use Class C3), public open space including allotments and children's play space, a surface water attenuation feature and associated landscaping and infrastructure (Revised description)

In accordance with Standing Order 5b (Voting) Councillor J Bradford requested a recorded vote. The request was not supported.

Members raised concerns about the potential irreversible damage the development will cause to the important biodiversity of the Wolborough fen. Discussion took place about the conditions as laid out by the Secretary of State and the interpretation of the timeline for implementation of the conditions.

RECOMMENDATION: Objection due to the potential to cause irreversible damage to the natural environment, including the Wolborough fen, if the conditions of the Secretary of State are not met.

Councillor C Parker abstained from voting.

24/01583/CAN

34 Keyberry Park Newton Abbot Devon TQ12 1DF

Pine Tree - remove lower limbs

RECOMMENDATION: No objection.

24/01590/CAN

5 South Road Newton Abbot Devon TQ12 1HQ

Crown reduce by 305 a single mature Horse Chestnut tree

RECOMMENDATION: No objection.

24/01562/TPO
Tangle Trees South Road Newton Abbot TQ12 1HL
Monterey Pine. To remove the two small overhanging branches.

RECOMMENDATION: Defer due to lack of information to make an informed decision.

Having declared an interest Councillor Parker took part in discussion but abstained from voting.

220. **NAMING OF STREETS**

None.

221. **DISTRICT COUNCIL**

None.

222. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

Members noted the following applications were at variance with the Town Councils recommendations:

24/01111/HOU 54 Windsor Avenue, Newton Abbot.

24/01380/TPO 3 The Copse Twickenham Road, Newton Abbot.

224. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

225. **LATE CORRESPONDENCE**

None.

226. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 29th October 2024 at 2.00 p.m.

Meeting closed at: 15:15 p.m.

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