

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 29th 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
A Gibbs
G Jennings
M Ryan

Officer in attendance: Phil Rowe - Town Clerk
Linda McGuirk – Principal Administrator

Also in attendance: Councillor Paul Parker, Teignbridge District Council

260. **APOLOGIES**

A valid reason for absence was received from Councillor C Parker, apologies were also received on behalf of Nigel Canham, Communications Advisor.

261. **INTERESTS**

Councillor M Ryan declared a non-pecuniary interest in agenda item 5, planning application 24/01526/FUL as he is patient of Buckland Surgery.

262. **MINUTES**

The minutes of the meeting of the Planning Committee held on 8th October 2024 were received and signed as a correct record subject to a minor amendment on page 2, application 24/01495/FUL, inclusion of the application detail - *New tiling to exterior columns and general decorations*.

263. **PUBLIC PARTICIPATION**

None.

264. **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.

265. **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:

24/01618/TPO

1 Perry Lane Newton Abbot Devon TQ12 6QA
Crown lifting - one very large oak tree

RECOMMENDATION: No objection.

24/01652/FUL

Highweek Scout HQ Howton Road Highweek Newton Abbot Devon TQ12 1QJ
Proposed single storey side extension, internal alterations and covered external space

RECOMMENDATION: No objection.

24/01526/FUL

1 Buckland Surgery Raleigh Road Newton Abbot Devon TQ12 4HG
Two storey rear extension to existing doctors' surgery

RECOMMENDATION: No objection.

Having declared an interest, Councillor M Ryan participated in the discussion and vote.

24/01568/HOU

6 Woodlands Road Newton Abbot Devon TQ12 4ER
Creation of front porch and single storey rear extension

RECOMMENDATION: No objection.

23/01337/FUL

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

RECOMMENDATION: No objection, subject to the development satisfying the conditions as set out by the County Council.

24/01669/CAN

Meade Lodge 3 Lonsdale Road Newton Abbot Devon TQ12 1DT
Prune upper branches of Maple tree in front garden to clear overhead lines.

RECOMMENDATION: No objection.

24/01670/TPO

Street Record The Pinnacle Newton Abbot Devon TQ12 6GG
T1 - Horse Chestnut. Reduce north eastern canopy by 1.5m, maximum diameter of cut (MDC) 50mm

T2 - Horse Chestnut. Reduce north eastern canopy by 2.5m, MDC 75mm.

T3 - Horse Chestnut. Reduce north eastern canopy by 1.5m, MDC 50mm.

T0010 - Horse Chestnut. Reduce north eastern canopy by 2.5m, MDC 50mm.

T4 - Beech. Prune north eastern canopy away from fence line by 50cm, MDC 25mm.

G1.000 - Ash, Beech & Horse Chestnut. Remove deadwood over 25mm in diameter.

G2.000 - Hazel, Holm Oak & Blackthorn. Option B on report - lay stems and manage as more compact formal hedge. Holm Oak to be retained as a standard tree.

G4.000 - Portuguese Laurel, Elm & Blackthorn. Trim back from road on cyclical basis.

G6.000 - Birch Hornbeam. Remove three dead trees.

G8.00 - Hornbeam. Remove three dead trees.

RECOMMENDATION: No objection, subject to the dead trees being replanted with appropriate native trees in a suitable location.

Cllr J Bradford abstained from voting.

266. **NAMING OF STREETS**

None.

267. **ARBORICULTURE APPLICATIONS**

The Chairperson, Councillor Mike Joyce, confirmed there had been a noticeable increase in the number of tree applications being considered by the Committee and invited members to review how the applications are considered.

The Chairperson reported that due to GDPR the District Council were unable to provide the voluntary tree advisor with applicants contact details to enable them to arrange site visits and produce reports for the committee's consideration.

Members considered alternative options and agreed to make no change to the current process for considering tree applications at this stage.

268. **DISTRICT COUNCIL**

None.

269. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

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

- 23/01310/MAJ Wolborough Grange - Application approved.

NATC RECOMMENDATION: That the application be REFUSED due to there being no Development Masterplan on which to base the proposal. The Committee was particularly concerned that the piecemeal approach to developing NA3 would lead to similar issues as have been experienced at the Mile End Road/Hele Park development which has led to very poor infrastructure provision leading to the quality of life of the residents of that development being unacceptable.

- 24/01143/LBC & 24/01142/MAJ Pannier Market, Market Walk - Application approved.

NATC RECOMMENDATION: The Committee recommended that the application be refused due to the potential adverse economic impact upon the market and market traders.

271. APPLICATIONS IN NEIGHBOURING PARISHES

None.

272. LATE CORRESPONDENCE

None.

273. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 19th November 2024 at 2.00 p.m.

Meeting closed at 14:33

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