

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 7th JANUARY 2025 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
C Parker
M Ryan

Officer in attendance: Phil Rowe - Town Clerk

333. **APOLOGIES**

Apologies for absence were received from Linda McGuirk, Principal Administrator and Nigel Canham, Media Adviser.

334. **INTERESTS**

It was noted that Application Numbers 24/01999/FUL and 24/02000/LBC had been submitted by Newton Abbot Town Council.

335. **MINUTES**

The minutes of the meeting of the Planning Committee held on 12th December 2024 were received and signed as a correct record.

336. **PUBLIC PARTICIPATION**

None.

337. **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.

338. **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:

24/01991/VAR

Knowle House 53 Coombeshead Road Newton Abbot TQ12 1PZ

Variation of condition 2 on planning permission 24/01065/HOU (existing porch and front extension to be removed, erection of single storey front and rear extensions, installation of glass canopy over rear door and two storey front extension including new entrance) to amend the roof pitch on the rear extension.

RECOMMENDATION: No objection.

24/01918/TPO

2 Perry Lane Newton Abbot TQ12 6QA

Oak tree - Full dismantle and removal

RECOMMENDATION: No objection, subject to the replanting of a suitable species of tree in a suitable location.

Councillors Bradford & Hall abstained from voting.

24/01993/HOU

Linden Lea Bovey Road Newton Abbot TQ12 6PS

Demolition of existing garage and formation of replacement side extension, roof infill between existing dormers, erection of detached garage with office accommodation over with new secondary access.

RECOMMENDATION: No objection.

Councillor Parker abstained from voting.

24/02059/FUL

Castle Dyke Farm Highweek Village Newton Abbot Devon TQ12 1QG

Conversion of existing outbuildings to three dwellings C3 use, with associated works.

RECOMMENDATION: No objection.

Councillor Parker abstained from voting.

24/02060/LBC

Castle Dyke Farm Highweek Village Newton Abbot Devon TQ12 1QG

Conversion of existing outbuildings to three dwellings C3 use, with associated works.

RECOMMENDATION: No objection.

Councillor Parker abstained from voting.

24/01976/FUL

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

RECOMMENDATION: No objection.

Councillor M Ryan declared a non-pecuniary interest in the application but took part in the discussion and voting thereon.

24/01975/TPO

2 The Copse Twickenham Road Newton Abbot TQ12 4JJ
Felling of two Silver Birch trees.

RECOMMENDATION: The Committee recommended that the application be refused on the grounds of no valid reasons being given to remove healthy trees.

24/01986/FUL

Newton Motor Cycles Kingsteignton Road Newton Abbot TQ12 2QA
Flat over existing workshop.

RECOMMENDATION: No objection.

24/01995/FUL

Land To The West Of The Bradley Lane Newton Abbot Devon
Development of a bat house to the west of Bradley Lane

RECOMMENDATION: The Committee recommended that the application be refused on the grounds that it was premature based on the proposed future redevelopment of the Bradley Lane area and that the design of the bat house was out of keeping with the area.

Councillor C Parker voted against the recommendation.

24/01979/FUL

St Pauls Church Devon Square Newton Abbot TQ12 2HN
Alterations to porch and external steps.

RECOMMENDATION: No objection.

Councillor Bradford abstained from voting.

24/01999/FUL

Newton's Place Wolborough Street Newton Abbot TQ12 1JQ
Extension to side to provide an enlarged museum store, construction of external steps and a ramp for disabled access.

RECOMMENDATION: No objection.

Application submitted by Newton Abbot Town Council.

24/02000/LBC

Newton's Place Wolborough Street Newton Abbot TQ12 1JQ
Extension to side to provide an enlarged museum store, construction of external steps and a ramp for disabled access.

RECOMMENDATION: No objection.

Application submitted by Newton Abbot Town Council.

24/02095/TPO

24 Keyberry Park Newton Abbot Devon TQ12 1DF
T001 Lawson cypress - Sectionally, dismantle fell & remove to ground level.

RECOMMENDATION: The Committee was of the view that it was unable to comment upon the Application due to the absence of an independent opinion as it was unable to obtain advice from the Town Council's own consultant arising from the Planning Authority withholding applicant information.

Councillor A Hall abstained from voting.

339. **NAMING OF STREETS**

None.

340. **DISTRICT COUNCIL – PLANNING COMMITTEE**

Councillor A Hall reported that at the Planning Committee held on 17th December there were four applications determined in Newton Abbot three of which were refused with 24/00814/FUL being approved:-

- 24/00694/MAJ – Wolborough Area A2 POS and GI Phase 1
- 24/00220/MAJ – Baker Estates
- 24/00301/MAJ – Land at Whitehill Road
- 24/00814/FUL – Pulse Smart Hubs

341. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

Members noted the following applications were at variance with the Town Council's recommendation:

24/01370/FUL Flat 3 27 Courtenay Park Newton Abbot Devon TQ12 2HB Extension of rear dormers, amendments to fenestration and proposed roof lights

RECOMMENDATION: No objection. Councillors noted UPVC is being proposed within the Conservation area.

24/01371/LBC Flat 3 27 Courtenay Park Newton Abbot Devon TQ12 2HB Extension of rear dormers, amendments to fenestration and proposed roof lights

RECOMMENDATION: No objection. Councillors noted UPVC is being proposed within the Conservation area.

Both applications were refused by the Planning Authority.

343. APPLICATIONS IN NEIGHBOURING PARISHES

- A. Councillor Parker reported that it was likely that 24/01639/MAJ - Haccombe with Combe Parish
Land To The East Of Buckland Road Newton Abbot Devon TQ12 4FA
Outline planning application for the erection of up to 90 dwellings, public open space, landscaping, sustainable urban drainage system and engineering works with vehicular access (approval sought for access) would be withdrawn.

- B. It was noted that Persimmon Homes South West would meet with members of the Planning Committee after the 18th February meeting regarding the next phase application for the Kings Meadow site on Kingskerswell Road.

344. LATE CORRESPONDENCE

None.

345. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 28th January 2025 at 2.00 p.m.

Meeting closed at 14:40

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