

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 25th JUNE 2024 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillors: N Yabsley (Vice Chairperson) Presiding

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

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

81. **APOLOGIES**

Valid reasons for absence were received from Councillors J Bradford and M Joyce. Apologies were also received from Sally Henley, Town Development Manager.

82. **INTERESTS**

Councillors C Parker and A Hall advised that as District Councillors, and Councillor Parker is the Chair of the District Council's Planning Committee, they remain open-minded when considering all planning applications.

83. **MINUTES**

The minutes of the meeting of the Planning Committee held on 4th June 2024 were received and signed as a correct record.

84. **PUBLIC PARTICIPATION**

None.

85. **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.

Chair initials.....

86. **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:

24/00828/HOU

114 Ashburton Road Newton Abbot Devon TQ12 1RJ

Conversion/extension of garage outbuilding to create granny annexe accommodation.

RECOMMENDATION: No objection providing the accommodation remains for ancillary use only.

24/00877/HOU

16 Oak Tree Drive Newton Abbot Devon TQ12 4NN

Extension to create front porch.

RECOMMENDATION: No objection

24/00893/OUT

42 Silverwood Avenue Newton Abbot Devon TQ12 4LG

Outline application - new single storey dwelling and two single garages

RECOMMENDATION: Object, due to overdevelopment of the site.

24/00953/HOU

7 Westward View Newton Abbot Devon TQ12 4DT

Proposed single storey side extension to replace existing single storey garage, including engineering works to reduce the incline of the driveway

RECOMMENDATION: No objection.

23/02158/FUL

1 Devon Square Newton Abbot Devon TQ12 2HN

Change of use from residential dwelling to office and construction of external staircase, replacement windows to the rear elevation and installation of piers to existing courtyard (part retrospective).

RECOMMENDATION: No objection, Members were disappointed that the application is part retrospective and requested that all changes respect the important heritage of the conservation area and Listed Building status.

Cllr C Parker abstained from voting.

24/00934/LBC

1 Devon Square Newton Abbot Devon TQ12 2HN

Change of use from residential dwelling to office and construction of external staircase, replacement windows to the rear elevation and installation of piers to existing courtyard (part retrospective).

Chair initials.....

RECOMMENDATION: No objection, Members were disappointed that the application is part retrospective and requested that all changes respect the important heritage of the conservation area.

24/00945/TPO

Apple Tree House Sunnybank Newton Abbot Devon TQ12 2ST
Holm oak numbered TPO931 - crown reduction of 25%

RECOMMENDATION: No objection

24/00694/MAJ

Wolborough Barton Coach Road Newton Abbot Devon TQ12 1EJ
Reserved matters application pursuant to outline planning permission 17/01542/MAJ for the construction of public open space, green infrastructure and drainage infrastructure (Area 2a Public Open Space and Green Infrastructure Phase 1). Approval sought for appearance, landscaping, layout and scale

RECOMMENDATION: Members were not in a position to make a recommendation until the issues raised by the district Council's Green Infrastructure Officer have been resolved.

Cllrs A Hall, C Parker and M Ryan took part in the discussion but abstained from voting.

24/00864/CAN

5 College Road Newton Abbot Devon TQ12 1EF
T001 - Holm Oak - reduce crown (northern and northeastern aspects by 4m, from branch tips to suitable growth point), reduce remaining crown by 2.5m from branch tips to suitable growth points to reduce end weight and re-balance crown to facilitate the installation of a non-invasive bracing system.
T002 - Copper Beech - reduce western fused limbs only by 4m from branch tips to a suitable growth point. Remove major deadwood.

RECOMMENDATION: No objection.

24/00886/HOU

6 Courtenay Road Newton Abbot Devon TQ12 1AP
Proposed internal alterations and single storey rear extension to provide kitchen

RECOMMENDATION: No objection.

24/00887/LBC

26 Courtenay Road Newton Abbot Devon TQ12 1AP
Proposed internal alterations and single storey rear extension to provide kitchen

RECOMMENDATION: No objection.

24/00973/CAN

6 Courtenay Road Newton Abbot Devon TQ12 1AP
Removal of 1 x Apple tree

RECOMMENDATION: No objection.

87. **NAMING OF STREETS**

Chair initials.....

None arising, Members were asked to consider suitable names so that they are prepared to consider forthcoming developments.

88. **DISTRICT COUNCIL**

None.

89. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

91. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

92. **LATE CORRESPONDENCE**

Cllr M Ryan advised he had been approached by members of the public regarding telecommunication applications.

93. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 16th July 2024 at 2.00 p.m.

Meeting closed at: hours.:15:00

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

Chair initials.....