

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 16<sup>th</sup> JULY 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: 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

110. **APOLOGIES**

A valid reason for absence was received from Councillor J Bradford. Apologies were also received from Sally Henley - Town Development Manager.

111. **INTERESTS**

None declared.

112. **MINUTES**

The minutes of the meeting of the Planning Committee held on 25<sup>th</sup> June 2024 were received and signed as a correct record.

113. **PUBLIC PARTICIPATION**

None.

114. **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.....

115. **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:

24/00980/TPO

Land Near To 62 Horseshoe Drive Newton Abbot TQ12 6WL  
G001 - Fell

A003 - Remove deadwood over 75 mm in diameter where it overhangs the private driveway beneath the trees, Selective crown raising of low branches over the private driveway at the Eastern end of the area to ensure a minimum vertical clearance of 3.5 meters.

**RECOMMENDATION: No objection.**

24/01065/HOU

53 Knowle House Coombeshead Road Newton Abbot Devon TQ12 1PZ  
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.

**RECOMMENDATION: No objection.**

24/01109/TPO

10 Randolph Court Newton Abbot Devon TQ12 1QY  
T1 English Oak Quercus robur - To prune the tertiary branches by approx. 2m or less. making cuts with a diameter of 15cm or less. this is marked on pic 2. also crown lift to 8m from ground level.

**RECOMMENDATION: No objection.**

24/01077/VAR

Maize House Ringslade Road Newton Abbot Devon TQ12 1QF  
Variation of condition 2 on planning permission 20/01961/FUL (Two new dwellings and associated works) for revised design to dwelling A.

**RECOMMENDATION: No objection.**

24/00856/LBC

20 Courtenay Park Newton Abbot Devon TQ12 2HB  
Removal of internal wall

**RECOMMENDATION: No objection.**

24/01091/TPO

2 The Copse Twickenham Road Newton Abbot TQ12 4JJ  
Crown reduction of Silver Birch Trees by 15 feet

Chair initials.....

**RECOMMENDATION: Object, it is considered that the proposal to crown reduce the 5 trees by 15 feet will cause harm to the health and longevity of the trees. It is suggested that sensitive crown lifting of the lower and overhanging branches would be reasonable.**

24/01088/TPO

112 Aller Park Road Newton Abbot Devon TQ12 4NH

T1- oak- selective crown reduction of 2-3 meters

**RECOMMENDATION: No objection.**

24/01059/TPO

3 Bracken Close Newton Abbot Devon TQ12 4NU

T1 Betula pendula (Silver Birch) – Fell

**RECOMMENDATION: No objection subject to replanting with a suitable alternative such as a Rowan, Whitebeam, Flowering Cherry or Plum, Crab Apple, Hawthorne, Cockspur Thorn or Bird Cherry.**

*Cllr C Parker abstained from voting.*

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: Object, due to insufficient space to park a vehicle and inappropriate development of the site.**

*Cllr A Hall abstained from voting*

24/00651/HOU

10 South Road Newton Abbot Devon TQ12 1HQ

Install solar panels on the south and west pitched slate composite roof

**RECOMMENDATION: No objection.**

Cllrs A Hall and C Parker abstained from voting.

24/01064/CAN

34 College Road Newton Abbot Devon TQ12 1EQ

Yew Tree - prune the overhanging branches back to our Boundary line

**RECOMMENDATION: No objection.**

23/01310/MAJ

Wolborough Grange Newton Abbot Devon

Reserved matters application, pursuant to outline planning permission

17/01542/MAJ, for the construction of 94 dwellings (Parcel 2.2 and Parcel 2.3 of Phasing Plan 959-01 REV O), public open space and children's play space, pedestrian and vehicular links and associated landscaping and infrastructure

Chair initials.....

**RECOMMENDATION: No objection, subject to mitigation of the issues as outlined by Historic England are met.**

*Cllrs A Hall and C Parker abstained from voting.*

24/00943/HOU

Hillcrest 3 St Marys Road Newton Abbot Devon TQ12 1HJ  
Carport and raised patio area (extended)

**RECOMMENDATION: No objection.**

24/00687/FUL

Elis Kingskerswell Road Newton Abbot Devon TQ12 5JU  
Creation of new trolley shelter over existing HGV hardstanding

**RECOMMENDATION: No objection.**

**116. NAMING OF STREETS**

A list of potential names has started to be compiled and will be shared with the Committee in due course.

**117. DISTRICT COUNCIL**

None.

**118. DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

**120. APPLICATIONS IN NEIGHBOURING PARISHES**

None.

**121. LATE CORRESPONDENCE**

None.

**122. DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 6<sup>th</sup> August 2024 at 2.00 p.m.

Meeting closed at: 2:40pm

Chair initials.....

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

Chair initials.....