

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 6th AUGUST 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
G Jennings
C Parker
M Ryan

Officer in attendance: Phil Rowe – Town Clerk
Sally Henley – Town Development Manager
Nigel Canham – Communications Officer

At the commencement of the meeting, the Chairman referred to the recent passing of Tree Adviser Mr Eric Collar who had efficiently served the Planning Committee in a voluntary capacity for a number of years. The Committee wished its condolences to be passed to the family.

146. **APOLOGIES**

Valid reasons for absence were received on behalf of Councillors J Bradford and A Gibbs. An apology was also received from Linda McGuirk - Principal Administrator.

147. **INTERESTS**

None declared.

148. **MINUTES**

The minutes of the meeting of the Planning Committee held on 16th July 2024 were received and signed as a correct record.

149. **PUBLIC PARTICIPATION**

None.

150. **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.

151. **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:

24/01141/FUL

All Saints Church Highweek Newton Abbot Devon TQ12 1QA

Alterations to door for wheelchair access, including new glazing and new foul drainage run for new sink.

RECOMMENDATION: No Objection.

24/01199/HOU

8 Randolph Court Newton Abbot Devon TQ12 1QY

Single storey rear extension to provide additional accommodation.

RECOMMENDATION: No Objection, subject to ancillary use only.

24/01143/LBC

Pannier Market, Market Walk Newton Abbot Devon TQ12 2RB

Proposed refurbishment and reconfiguration of existing Market Hall building, including partial demolition of later extensions linking the listed Market Hall with the adjacent retail units, proposed external works to public realm of Market Square to improve the setting, and proposed overclad of retail units' north facade to be exposed by demolition works to match adjacent recent shopfront improvements. Scheme includes new bin store provision in adjacent service yard, and new M & E equipment (replacing existing) to serve the development.

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

Councillors Hall, Jennings, Parker and Yabsley abstained from voting.

24/01142/MAJ

Pannier Market, Market Walk Newton Abbot Devon TQ12 2RB

Proposed refurbishment and reconfiguration of existing Market Hall building, including partial demolition of later extensions linking the listed Market Hall with the adjacent retail units, proposed external works to public realm of Market Square to improve the setting, and proposed overclad of retail units' north facade to be exposed by demolition works to match adjacent recent shopfront improvements. Scheme includes new bin store provision in adjacent service yard, and new M & E equipment (replacing existing) to serve the development.

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

Councillors Hall, Jennings, Parker and Yabsley abstained from voting.

24/01176/HOU

66 Broadlands Avenue Newton Abbot Devon TQ12 1SL

Two storey side extension and addition of an extra parking space to the front.

RECOMMENDATION: No Objection.

24/01160/TPO

1 Highwood Grange Newton Abbot Devon TQ12 1QS

T001 Holm oak - Crown lift secondary & tertiary branch growth only up to approximately x6.5 metres from ground level.

Sever Ivy at base to allow for further inspection of the main stem. Remove the stem growing towards number 2 back to the main union. Crown reduce the top profile of the tree by 3-4m to suitable growth points while retaining the main framework & shape of the crown & therefore a high proportion of the foliage bearing structure.

RECOMMENDATION: Upon consideration of the report of the Tree Adviser, No Objection.

152. **NAMING OF STREETS**

None.

153. **DISTRICT COUNCIL**

It was noted that the Planning Authority's Committee would be considering two NA3 applications for phases 2,2 and 2,3. It was also noted that a site inspection had been arranged for the District Council's site at Elm Road.

154. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

The Committee noted that the Planning Authority had made two decisions at variance with its recommendations for Application Nos. 23/01786/MAJ and 24/00828/HOU.

156. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

157. **LATE CORRESPONDENCE**

None.

158. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 27th August 2024 at 2.00 p.m.

Meeting closed at: 2:36 p.m.

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