

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 27th 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: J Braford
A Gibbs
A Hall
G Jennings
C Parker
M Ryan

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

159. **APOLOGIES**

All members of the Planning Committee were present, apologies were received on behalf of Sally Henley - Town Development Manager.

160. **INTERESTS**

None declared.

161. **MINUTES**

The minutes of the meeting of the Planning Committee held on 6th August 2024 were received and signed as a correct record.

162. **PUBLIC PARTICIPATION**

None.

163. **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.

164. **NATIONAL PLANNING POLICY FRAMEWORK – CONSULTATION**

Members considered responding to the National Association of Local Council's (NALC) survey on the government's proposed reforms to the National Planning Policy Framework (NPPF). The Ministry of Housing, Communities and Local Government is proposing revising the NPPF to achieve sustainable growth in the planning system. Members agreed that due to the complexity of the proposed changes to the NPPF the Town Clerk was asked to respond on behalf of the Council. Arising from the discussion, it was:

RESOLVED that the Planning Committee hereby grants delegated authority to the Town Clerk to respond to the National Association of Local Council's (NALC) survey, on behalf of the Council.

Members were reminded they can respond to the consultation individually if they wish. Councillor Colin Parker offered to assist the Town Clerk.

165. **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:

24/01195/HOU
99 Woodleigh Road Newton Abbot Devon TQ12 1PN
Single-storey ground floor extension at rear to provide ancillary living accommodation

RECOMMENDATION: No Objection

24/01016/FUL
Land At Howton Road Mile End Newton Abbot Devon
New vehicle entrance to allotment site

RECOMMENDATION: No Objection

24/01264/HOU
3 Raleigh Road Newton Abbot Devon TQ12 4HG
Single storey rear and side extension

Members were reminded that due to the consultation deadline expiring prior to the Town Council considering the application, members were asked to ratify the recommendation made by email. Accordingly, it was:

RECOMMENDATION that the Planning Committee hereby ratifies the recommendation of No Objection.

24/01310/TPO
3 The Copse Twickenham Road Newton Abbot TQ12 4JJ
Reduce 3x Silver Birch by 15ft to suitable pruning points

RECOMMENDATION: No Objection, subject to the advice of the District Council's Arboriculture Officer.

24/01308/TPO

89 Fern Road Newton Abbot Devon TQ12 4NZ

Oak (T1) - Monolithing to pruned back severely, typically leaving only the main trunk or a few main branches.

Oak (T2) - Monolithing to pruned back severely, typically leaving only the main trunk or a few main branches.

RECOMMENDATION: No Objection.

24/01289/HOU

4 Belgrave Road Newton Abbot Devon TQ12 4JP

Proposed single-storey rear extension to connect flush with internal existing kitchen / dining area

RECOMMENDATION: No Objection.

24/01217/FUL

108 Queen Street Newton Abbot Devon TQ12 2EU

Two self-contained flats to replace the existing storeroom

RECOMMENDATION: To 'Call the Application in' to the District Council Planning Committee. Members recommended refusal due to overdevelopment of a constrained site.

Cllr A Hall abstained from voting.

24/01135/FUL

Whitelake Place West Golds Way Newton Abbot Devon TQ12 2FD

Replacement of flat and mono pitched roofs.

RECOMMENDATION: No Objection.

24/01275/FUL

64 Queen Street Newton Abbot Devon TQ12 2ER

Renovation and extension of existing building to create storage, a small office space and a one bedroom apartment.

RECOMMENDATION: No Objection.

24/01270/CAN

1 South Road Newton Abbot Devon TQ12 1HQ

Reduce 3 x Western Red Cedars as described below by up to 1/3 of their height

1 x on the perimeter of the property and South Road

2 x at northern end of the property in the driveway

RECOMMENDATION: No Objection.

24/01280/CAN

Keyberry View Courtenay Road Newton Abbot Devon TQ12 1HY

T001 - Quercus ilex: crown reduction of approximately 2.5m from branch tips to a suitable growth point.

T002 - Quercus ilex: fell to ground level.

T003 - Quercus ilex: fell to ground level.

RECOMMENDATION: No Objection.

Cllrs A Hall and C Parker abstained from voting.

24/01291/TPO

1-2 Highwood Close Courtenay Road Newton Abbot Devon TQ12 1HZ

Fir tree - cut the lower hanging branches

RECOMMENDATION: No Objection.

Cllrs J Bradford, A Hall and C Parker abstained from voting.

24/01314/CAN

6 South Road Newton Abbot Devon TQ12 1HQ

1 x Leylandii tree - Sectionally, dismantle fell & remove to ground level

RECOMMENDATION: No Objection subject to a request for a suitable replacement tree being planted.

Cllr A Hall abstained from voting.

166. **NAMING OF STREETS**

None.

167. **DISTRICT COUNCIL**

It was noted that two applications in relation to the NA3 Development at Wolborough Barton have been withdrawn.

168. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

170. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

171. **LATE CORRESPONDENCE**

None.

172. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 17th September 2024 at 2.00 p.m.

Meeting closed at: 14:50 p.m.

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