

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 10th DECEMBER 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 Bradford
A Hall
G Jennings
M Ryan

Officers in attendance: Phil Rowe - Town Clerk
Finlay Heppell – Temporary Assets Officer

320. **APOLOGIES**

A valid reason for absence was received from Councillors A Gibbs and C Parker. Apologies for absence were also received from Linda McGuirk, Principal Administrator and Nigel Canham, Media Adviser.

321. **INTERESTS**

It was noted that Application Number 24/01016/FUL had been submitted by Newton Abbot Town Council.

322. **MINUTES**

The minutes of the meeting of the Planning Committee held on 19th November 2024 were received and signed as a correct record.

323. **PUBLIC PARTICIPATION**

None.

324. **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.

325. **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:

24/01831/TPO

Land At Sovereign Road Newton Abbot TQ12 1YL

Four ash trees and one oak tree to the rear of plots 62-66. Crown lift the trees. Remove the lower branches on the western side of the trees to achieve a 4.5m clearance from ground level over rear gardens.

RECOMMENDATION: No objection.

24/01016/FUL

Land At Howton Road Mile End Newton Abbot Devon

New vehicle entrance to allotment site.

RECOMMENDATION: No objection.

Application submitted by Newton Abbot Town Council

24/01880/TPO

Land At Howton Lane Newton Abbot TQ12 6NH

1 x dead oak to be felled

1 x dead western red cedar to be removed

1 x fallen willow to be removed

RECOMMENDATION: No objection. The Committee requested that suitable species of trees be planted in the area on at least a one for one basis.

24/01956/TPO

1 Perry Lane Newton Abbot Devon TQ12 6QA

50% reduction - one large Willow

RECOMMENDATION: The Committee recommended that the application be refused on the grounds of no reason being given for the 50% reduction.

24/01870/TPO

Hometeign House Salisbury Road Newton Abbot Devon TQ12 2TE

T1 1x Rowan - Reduce in height by approximately 2.5m to historic pruning points.

Post height will be approximately 3m above ground level. Reduce canopy sides by 0.5-1m to appropriate pruning points to create sphere shape.

T2 1x Hawthorn - Trim as hard as possible to create ball shape

RECOMMENDATION: No objection.

24/01899/HOU

40 Lime Tree Walk Newton Abbot Devon TQ12 4LF

Single storey front extension

RECOMMENDATION: No objection.

24/00893/OUT

42 Silverwood Avenue Newton Abbot Devon TQ12 4LG

Outline application - new single storey dwelling and one new garage (revised description)

RECOMMENDATION: The Committee recommended that the application be refused on the grounds of overdevelopment of the site and inadequate access.

24/01840/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.

24/01745/FUL

17-19 Courtenay Street Newton Abbot Devon TQ12 2QH
Existing timber shop front to be removed and a polyester powder coated steel framed unit to be installed.

RECOMMENDATION: No objection.

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

24/01858/LBC

6 Courtenay Road Newton Abbot Devon TQ12 1AP
Installation of central heating and gas supply

RECOMMENDATION: No objection.

24/01961/CAN

12 College Road Newton Abbot Devon TQ12 1EF
T001 - Redwood: Crown lift to give a 6m clearance from ground level. Reduce northern aspect of crown by approximately 1-2m (where necessary) and provide a 3m clearance of the property. Crown clean internal crown
T001 - Yew: Crown reduce by approximately 1.5-2m. Crown lift to 5m over highway only.

RECOMMENDATION: No objection.

24/01983/CAN

1 Lonsdale Road Newton Abbot TQ12
Malus (T1) – Fell, Eucalyptus (T2) – Fell, Eucalyptus (T3) – Fell, Corylus (G1) – Re-coppice

RECOMMENDATION: No objection

326. **NAMING OF STREETS**

None.

327. **DISTRICT COUNCIL – PLANNING COMMITTEE**

Councillor A Hall reported that at the Planning Committee to be held on 17th December there were four applications to be determined in Newton Abbot:-

- 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

328. DEVON COUNTY COUNCIL APPLICATIONS

Councillor Mrs J Bradford referred to works planned to be carried out at Firestone Lane, Newton Abbot to create a new roundabout and to alter the access to the Cemetery. Cllr Bradford would be requesting further information from Devon County Council.

329. PLANNING APPLICATIONS AT VARIANCE WITH TOWN COUNCIL'S OBSERVATIONS

Members noted the following application was at variance with the Town Councils recommendation:

24/01475/DEM – Bradley Mills, Bradley Lane: Demolition of six buildings and ancillary structures – Application for grant of request for prior approval was granted by the Local Planning Authority (LPA).

330. APPLICATIONS IN NEIGHBOURING PARISHES

24/01639/MAJ - Hacombe 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).

RECOMMENDATION: The Committee requested that the Local Planning Authority be informed that Newton Abbot Town Council was of the view that the application should be refused due to the inadequacy of Buckland Road to serve such a development.

Councillor A Hall abstained from voting.

331. LATE CORRESPONDENCE

None.

332. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 7th January 2025 at 2.00 p.m.

Meeting closed at 14:45

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