

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 12th MARCH 2024 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillors: N Yabsley (Vice Chairperson) Presiding

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

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

By invitation: Two representatives of Bakers Estates Ltd

443. **APOLOGIES**

Apologies for absence were received on behalf of Councillor M Joyce (Chairperson) and Sally Henley – Town Development Manager.

444. **INTERESTS**

None.

445. **MINUTES**

The minutes of the meeting of the Planning Committee held on 20th February 2024 were received and signed as a correct record.

Cllr J Bradford abstained from voting.

446. **PUBLIC PARTICIPATION**

None.

447. **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.....

448. **BROWNFIELD LAND AND PERMITTED DEVELOPMENT RIGHTS**

The Vice Chairperson, Councillor N Yabsley introduced the Brownfield Land and Permitted Development Rights briefing note, as circulated prior to the meeting. Members discussed the Department for Levelling Up, Housing and Communities (DLUHC) proposed new planning policy measures. Arising from discussion, it was

RESOLVED that the Town Council hereby notes the Department for Levelling Up, Housing and Communities proposed new planning policy measures.

449. **PLANNING APPLICATIONS**

a) The Vice Chairperson advised that, in accordance with minute number 24/02(418) of the previous meeting had granted delegated authority to the Town Clerk in consultation with the Chair and Vice Chairpersons of the Planning Committee and the College Ward Councillors to formulate a response to application 24/00202/TPO. The Town Clerk advised that based on guidance received from the Council's voluntary Tree Consultant a majority of Members favoured a recommendation of no objection be submitted. Members were asked to ratify the recommendation. Accordingly, it was:

RESOLVED that the decision to raise no objection application 24/00202/TPO Land At Old Totnes Road Newton Abbot TQ12 6AA be ratified.

Cllrs A Hall and M Ryan abstained from voting.

b) 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:

24/00301/MAJ

Land At Whitehill Road Newton Abbot Devon

Outline planning permission for residential development, with all matters reserved except for access.

RECOMMENDATION: The application be refused due to poor access and egress onto the highway.

Cllr C Parker and J Bradford abstained from the discussion and voting.

24/00174/TPO

48 Oakland Road Newton Abbot TQ12 4EA

G023 Oak x 3 Crown lift all round to achieve 3m clearance between foliage tips and ground level. Remove deadwood - less than 50 mm in diameter. Remove deadwood - greater than 50 mm in diameter.

RECOMMENDATION: No objection.

24/00300/HOU

54 Windsor Avenue Newton Abbot Devon TQ12 4DW

Chair initials.....

Partially retrospective application for construction of off-road parking spaces, with associated retaining walls and stepped access to property

RECOMMENDATION: No objection. Members expressed their concern at the application being retrospective.

24/00269/HOU

22 Nelson Place Newton Abbot Devon TQ12 2JH

Single storey side extension to provide additional accommodation for elderly relative.

RECOMMENDATION: No objection.

24/00279/TPO

Fair Acres Exeter Road Newton Abbot Devon TQ12 6PP

T1 Oak - Selectively prune and reduce whole crown and/or only where required by 2 to 3m from branch tips back to suitable growth points within the trees crown. Remove minor deadwood present throughout.

RECOMMENDATION: No objection.

24/00170/FUL

Unit 4 Nam House Bradley Lane Industrial Estate Newton Abbot Devon TQ12 1JP

Change of use class of Unit 4B from D1 (Educational Use) to Class B2 (General Industrial) and Class B8 (Storage or distribution).

RECOMMENDATION: No objection.

24/00319/FUL

Alexandra Cinema Market Street Newton Abbot Devon TQ12 2RB

Installation of a new boiler flue and new ventilation louvre to be fitted in existing window opening.

RECOMMENDATION: No objection.

Cllrs C Parker and J Bradford abstained from voting.

24/00320/LBC

Alexandra Cinema Market Street Newton Abbot Devon TQ12 2RB

Internal alterations to form two internal plant rooms, installation of a new boiler flue and new ventilation louvre to be fitted in existing window opening.

RECOMMENDATION: No objection.

Cllrs C Parker and J Bradford abstained from voting.

24/00220/MAJ

Parcel 2.1 East Wolborough Wolborough Barton Devon TQ12 1EJ

Reserved matters application pursuant to outline planning permission 17/01542/MAJ for the construction of 150 dwellings (Phase 2.1) (approval sought for the access appearance, landscaping, layout and scale)

Chair initials.....

A representative of Baker Estates gave a brief update on the position of the application and invited members to ask questions for clarification.

RECOMMENDATION: No objection.

Cllrs A Hall, C Parker and M Ryan abstained from voting.

24/00288/LBC

7-9 Bank Street Newton Abbot Devon TQ12 2JL

Replacement of suspended timber ground floor structure to number 9, and repairs to ground floor ceiling to number 7 (Retrospective)

RECOMMENDATION: No objection.

24/00275/TPO

18 The Pinnacle Newton Abbot Devon TQ12 6GG

T1: Horse Chestnut, fell to ground level. T2: Ash: Fell to ground level. T3: Fell to ground level. T4: Yew: Crown reduce all over by removing 1.5-2m from branch tips to suitable growth points.

RECOMMENDATION: Object, with the exception of the Ash tree at T2 there appears to be no valid reason to fell the remaining trees.

24/00304/FUL

2-4 Shop East Street Newton Abbot Devon TQ12 1AF

Change of use of flat to commercial space, refurbishment of existing ground level retail space & refurbishment of existing commercial spaces above.

RECOMMENDATION: No objection.

450. **NAMING OF STREETS**

- a) To consider appropriate names for any developments arising from the applications considered above.

It was suggested the Museum Curator is asked for guidance when considering street names to ensure local historical context is considered.

- b) Members discussed responding to Teignbridge District Council's (TDC) survey on street naming and numbering. Councillors expressed concern that the suggested 21-day consultation period was too short. Arising from discussion, it was:

RESOLVED that the Town Council responds to the Local Planning Authority's survey on Street Naming and Numbering and request the consultation period be extended to 28 days.

451. **DISTRICT COUNCIL**

Councillor C Parker reported there are two Newton Abbot Planning Applications pending consideration by the District Council's Planning Committee:

Chair initials.....

- Alexandra Cinema application.
- Wolborough Link Road.

It was noted that Councillors Jennings and Yabsley are due to attend site meetings for these applications.

452. **DEVON COUNTY COUNCIL APPLICATIONS**

None

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

None.

454. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

455. **LATE CORRESPONDENCE**

None.

456. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 2nd April 2024 at 2pm.

Meeting closed at: 15:25 hours.

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

Chair initials.....