

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 2nd APRIL 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
Sally Henley – Town Development Manager.

Also present: District Councillor R Hayes
One member of the public

484. **APOLOGIES**

An apology for absence was received on behalf of Councillor J Bradford.

485. **INTERESTS**

None.

486. **MINUTES**

The minutes of the meeting of the Planning Committee held on 12th March 2024 were received and signed as a correct record.

487. **PUBLIC PARTICIPATION**

None.

488. **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.....

489. **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:

24/00447/VAR

47 Foxglove Close, Newton Abbot, TQ12 1ED

Removal of condition 3 attenuation tank and variation of condition 4 bat box from East elevation to South elevation on application 21/01394/FUL (Construction of detached dwelling with integral garage).

RECOMMENDATION: Members noted the application.

24/00334/HOU

1 Carew Gardens Newton Abbot Devon TQ12 4DJ

Conservatory to side.

RECOMMENDATION: No objection.

24/00471/HOU

52 Swanborough Road Newton Abbot Devon TQ12 4JN

Proposed side porch extension and rear decking.

RECOMMENDATION: No objection.

24/00514/TPO

34 Fern Road, Newton Abbot, TQ12 4NR

Sivler Birch – removal of lower-level branch

RECOMMENDATION: No objection.

24/00356/FUL

104 Queen Street Newton Abbot Devon TQ12 2EU

Change of use from a restaurant serving alcohol to a bar serving food.

District Councillor R Hayes spoke against the application.

RECOMMENDATION: In principle Councillors did not raise an objection providing careful consideration is given to permitted delivery times.

24/00270/LBC

85 Wolborough Street Newton Abbot Devon TQ12 1LG

Renew roof and leadwork with matching materials, replace dormer windows and frames, replace and repair guttering, downpipe and fascia.

RECOMMENDATION: No objection.

24/00305/LBC

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

Chair initials.....

RECOMMENDATION: No objection.

Cllrs A Hall and M Ryan declared non-pecuniary interests and abstained from voting.

490. **NAMING OF STREETS**

None.

491. **DISTRICT COUNCIL**

Councillor C Parker reported there the following Newton Abbot Planning Applications had been considered by the District Council's Planning Committee:

- Alexandra Cinema, the application has been deferred.
- Wolborough Link Road, the application has been approved.

It was noted that an enforcement case had been pursued to remove UPVC windows from a listed building. The applicant has been instructed to remove the UPVC windows and install more suitable heritage materials.

492. **DEVON COUNTY COUNCIL APPLICATIONS**

DCC/4390/2024 - Town and Country Planning General Regulations 1992 - Regulation 3 Widening of the existing bridge, including realignment of section of western parapet wall and vegetation removal at Stover Bridge - Bridge over Liverton Brook, Road from Stover Caravan Park to Forches Cross, TQ12 6QQ.

RECOMMENDATION: No objection.

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

None.

494. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

495. **LATE CORRESPONDENCE**

None.

496. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 23rd April 2024 at 2pm.

Meeting closed at: 14:40 hours.

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

Chair initials.....