

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 23rd 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
J Bradford
A Gibbs
G Jennings
C Parker
M Ryan

Officer in attendance: Phil Rowe – Town Clerk
Linda McGuirk - Principal Administrator
Sally Henley – Town Development Manager

497. **APOLOGIES**

All members were present.

498. **INTERESTS**

None.

499. **MINUTES**

The minutes of the meeting of the Planning Committee held on 2nd April 2024 were received and signed as a correct record.

500. **PUBLIC PARTICIPATION**

None.

501. **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.

502. **PLANNING APPLICATIONS**

Chair initials.....

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:

24/00535/TPO

42 Mellons Close Newton Abbot Devon TQ12 1YF
Remove Hawthorn tree and stump.

RECOMMENDATION: Object, there is no valid planning reason to remove the healthy tree. The tree is in a prominent position, the loss of the tree will cause a detrimental impact on the street scene.

24/00511/FUL

6 Cornflower Way Newton Abbot Devon TQ12 1SX
Conversion of integral double attached garage to residential

RECOMMENDATION: No objection.

24/00573/MOD

Allotments Larkspur Drive Newton Abbot Devon TQ12 1RL
Modification of Section 106 agreement on planning permission 08/01245/MAJ relating to allotment management.

RECOMMENDATION: Noted.

24/00508/HOU

8 Haccombe Path Newton Abbot Devon TQ12 4JB
New motorcycle/storage garage and porch to front of property.

RECOMMENDATION: No objection.

24/00446/FUL

School Road Business Park School Road Newton Abbot Devon TQ12 2JU
Demolition of Unit 3a, alterations to units 3, 6, 7, 8 and 9 and change of unit 3 from tattoo parlour to B2 General Industrial.

RECOMMENDATION: No objection, members raised concerns about access to the site.

Cllr C Parker abstained from voting.

24/00478/TPO

Mackrells Terrace Wolborough Street Newton Abbot Devon TQ12 1LN
G1- circa 20 yew trees, request to trim sides with hedge trimmer and reduce height by approx 300mm.

RECOMMENDATION: No objection.

24/00575/CAN

Mackrells Terrace Wolborough Street Newton Abbot Devon TQ12 1LN

Chair initials.....

T1- self-seeded Ash tree, dismantle T2 - Birch tree, fell to remove overhanging boundary wall. T3 - Early mature Ash tree, dismantle/fell T4- Apple tree, reduce by 2-3m

RECOMMENDATION: No objection.

Cllrs A Hall and J Bradford abstained from voting.

23/00597/MAJ

Wolborough Barton Coach Road Newton Abbot Devon TQ12 1EJ

Approval of reserved matters (appearance, layout, scale and landscaping) for a section of road (Phase 2.1) of the approved development in accordance with Condition 1 of outline permission 17/01542/MAJ (APP/P1133/W/18/3205558).

Members discussed the application and raised concerns about the piecemeal approach to the Wolborough Barton application. A Councillor raised concerns that condition 20, as laid out by the Secretary of State, had not been met prior to the commencement of the development.

The Town Clerk reminded members that outline permission has been granted, subject to the conditions laid out by the Secretary of State. Therefore, members can only consider reserved matters relating to access, appearance, landscape, layout and scale.

RECOMMENDATION: No objection, providing the conditions as set out by the Secretary of State are met.

Cllrs A Hall and M Ryan abstained from discussion and voting.

Cllr C Parker declared an interest and abstained from discussions and voting.

24/00590/TPO

7 Courtenay Gardens Newton Abbot Devon TQ12 1HS

T001 - Corsican Pine - Sectional dismantle and fell.

RECOMMENDATION: Object. Members would prefer to see the large branches that overhang the house be removed, making the trees less lopsided and obviate the need to remove the whole tree.

503. **NAMING OF STREETS**

None.

504. **DISTRICT COUNCIL**

None.

505. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

Chair initials.....

24/00106/TPO

24/00300/HOU

507. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

508. **LATE CORRESPONDENCE**

None.

509. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 14th May 2024 at 2pm.

Meeting closed at: 14:45 hours.

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

Chair initials.....