

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 4th JUNE 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
Nigel Canham – Communications Advisor

12. **ELECTION OF CHAIRPERSON OF THE PLANNING COMMITTEE 2024/25**

Nominations were received for the election of the Chairperson of the Planning Committee for the year 2024/2025.

Accordingly, it was:

RESOLVED that Councillor Mike Joyce be elected Chairperson of the Planning Committee for the year 2024/2025.

13. **APOLOGIES**

All members were present.

14. **APPOINTMENT OF VICE CHAIRPERSON OF THE PLANNING COMMITTEE 2024/25**

Nominations were received for the appointment of the Vice Chairperson of the Planning Committee for the year 2024/2025.

Accordingly, it was:

RESOLVED that Councillor Nick Yabsley be appointed Vice Chairperson of the Planning Committee for the year 2024/2025.

15. **INTERESTS**

None.

16. **MINUTES**

The minutes of the meeting of the Planning Committee held on 14th May 2024 were received and signed as a correct record.

Chair initials.....

17. **COMMITTEE TERMS OF REFERENCE**

The Committee gave due consideration to the Terms of Reference for the Planning Committee, circulated prior to the meeting.

Accordingly, it was:

RESOLVED that the Terms of Reference for the Planning Committee be hereby, approved and adopted subject to additional detail under Constitution stating that the Planning Committee should consist of members representing all wards, where possible.

18. **PUBLIC PARTICIPATION**

None.

19. **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.

20. **TEIGNBRIDGE DISTRICT COUNCIL CONSULTATION**

Members considered submitting a response to Teignbridge District Council's consultation on Planning Application Validation Guides. Members agreed to note the consultation.

21. **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:

24/00691/REM

Land At Howton Field Howton Road Newton Abbot Devon

Approval of details for infrastructure elements described as Phases 14-17 pursuant to outline permission 23/00937/MAJ (Variation of condition 8, on planning permission 17/02166/MAJ (Outline application for up to 20 custom build dwellings (approval sought for means of access) to provide landscape and visual appraisal addendum, and highways and drainage information)

RECOMMENDATION: No objection.

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

Chair initials.....

20/00585/MAJ

Houghton Barton Howton Lane Newton Abbot Devon

Hybrid planning application comprising:

1. Outline proposals for up to 900 dwellings (Class C3), retirement / extra care accommodation (classes C2 and C3), employment uses (classes E, B2 and B8), primary school (Class F1), mixed-use local centre (classes E, C2, C3, F1, F2), community and leisure (Class E), section of A382 / A383 link road, strategic and local open space, and site preparation, other associated works and infrastructure. All matters reserved; and 2. Detailed proposals for Phase 1 comprising 385 dwellings (Class C3)

RECOMMENDATION: No objection in principle. Members raised concerns about the timing for the delivery of the infrastructure required to support residents, in particular priority should be given to installation of the link road prior to the commencement of the development.

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

20/00586/MAJ

Land West Of Houghton Barton Newton Abbot Devon

Outline planning application for up to 250 dwellings (C3), including open space and site preparation, other associated works and infrastructure (all matters reserved)

RECOMMENDATION: No objection.

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

20/00950/MAJ

Land At Houghton Barton Howton Lane Newton Abbot Devon

Construction of section of A382/A383 link road, between A383 and Howton Road, including A383 junction upgrades and associated works.

RECOMMENDATION: No objection.

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

24/00749/HOU

Daracombe Hall Daracombe Park Mile End Road Newton Abbot Devon TQ12 1RW

Proposed alterations to annexe.

RECOMMENDATION: No objection

24/00777/FUL

Tuckers Maltings Teign Road Newton Abbot Devon TQ12 4AA

Change of use of ground floor of building from Use Class B8 (storage) to B2 (general industrial)

RECOMMENDATION: No objection.

24/00814/FUL

Various Sites Around Newton Abbot Devon

Installation of Pulse Smart Hubs with integrated digital screens

Chair initials.....

RECOMMENDATION: No objection.

24/00685/HOU

77 Knowles Hill Road Newton Abbot Devon TQ12 2PP

Extension to existing annex to create additional lounge and carer accommodation

RECOMMENDATION: No objection

24/00760/FUL

Newton Abbot Dental 9 St Paul's Road Newton Abbot Devon TQ12 2HP

Ancillary workshop to rear of existing dental practice with associated drainage.

RECOMMENDATION: No objection

24/00802/FUL

The Avenue Newton Abbot Devon TQ12 2DD

Demolition of existing auto/tyre care building and construction of new MOT building together with resurfacing works.

RECOMMENDATION: No objection

24/00738/TPO

26 Powderham Road Newton Abbot Devon TQ12 1EU

Yew Tree (T1) - cut to provide 2m clearance from number 28 (south side of the crown) as the tree is encroaching the building

RECOMMENDATION: No objection subject to the works being carried out sympathetically.

24/00773/HOU

Hawthorn House 6A Forde Park Newton Abbot Devon TQ12 1DE

Retention of replacement windows

RECOMMENDATION: Recommend refusal, the use of upvc windows is not in keeping with the important setting of the heritage conservation area.

Cllr N Yabsley abstained from voting.

It was proposed and seconded that No Objection be raised. On being put to the vote, the motion was lost on the Chairman's casting vote.

22. NAMING OF STREETS

None.

23. DISTRICT COUNCIL

None.

24. DEVON COUNTY COUNCIL APPLICATIONS

None.

Chair initials.....

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

None.

26. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

27. **LATE CORRESPONDENCE**

Cllr Parker advised members of an opportunity to attend a Teignbridge District Council planning training event aimed at Councillors of Parish and Town Councils on the 18th and 19th June.

28. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 25th June 2024 at 2pm.

Meeting closed at: 15:16 hours.

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

Chair initials.....