

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 19th NOVEMBER 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
C Parker
M Ryan

Also in attendance: Councillor P Parker

Officer in attendance: Phil Rowe - Town Clerk
Linda McGuirk – Principal Administrator

307. **APOLOGIES**

A valid reason for absence was received from Councillor A Gibbs.

308. **INTERESTS**

None declared.

309. **MINUTES**

The minutes of the meeting of the Planning Committee held on 29th October 2024 were received and signed as a correct record.

310. **PUBLIC PARTICIPATION**

None.

311. **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.

312. 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:

24/01752/HOU
Stonewalls Pitt Hill Road Newton Abbot Devon TQ12 1PX
Detached garage

RECOMMENDATION: No objection.

Cllr C Parker abstained from voting.

24/01370/FUL
Flat 3 27 Courtenay Park Newton Abbot Devon TQ12 2HB
Extension of rear dormers, amendments to fenestration and proposed roof lights

RECOMMENDATION: No objection. Councillors noted UPVC is being proposed within the Conservation area.

Cllr A Hall abstained from voting.

24/01371/LBC
Flat 3 27 Courtenay Park Newton Abbot Devon TQ12 2HB
Extension of rear dormers, amendments to fenestration and proposed roof lights

RECOMMENDATION: No objection. Councillors noted UPVC is being proposed within the Conservation area.

Cllr A Hall abstained from voting.

24/01611/HOU
12 Flete Avenue Newton Abbot Devon TQ12 4EH
Front porch upvc.

RECOMMENDATION: No objection.

24/01729/TPO
14 Courtenay Gardens Newton Abbot Devon TQ12 1HS
G008 - Reduce the overall height of the 2 x Horse chestnut tree from 14 metres to 12.5 metres above ground level by removing branches no greater than 1.5 metres in length and not exceeding pruning cuts of 8cm in diameter. Reduce the radial crown spread from 7 metres to 5 metres by removing branches no longer than 2 metres from all points of the tree canopy. Pruning cuts will not exceed 8cm in diameter. Crown raise branches over driveway and garden area by giving canopy clearance of up to 2.5 metres not exceeding pruning cuts of 5cm and of secondary branches only.

RECOMMENDATION: No objection.

24/01756/CAN
15 Woodleigh, Flat 6 Forde Park Newton Abbot Devon TQ12 1DD
1 x Hawthorn tree located on the side boundary of the rear garden. Fell tree to as close to ground level as possible.

RECOMMENDATION: No objection.

Cllr J Bradford abstained from voting.

313. NAMING OF STREETS

None.

314. DISTRICT COUNCIL

Councillor C Parker advised the Local Planning Authority has deferred a Wolborough Barton application and another Newton Abbot application has gone to appeal.

315. DEVON COUNTY COUNCIL APPLICATIONS

None.

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

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

24/01380/TPO - 3 The Copse Twickenham Road Newton Abbot Devon TQ12 4JJ – Application refused by the Local Planning Authority (LPA).

317. APPLICATIONS IN NEIGHBOURING PARISHES

The Town Clerk advised members of a forthcoming major application in the Haccombe with Combe Parish. Councillor C Parker reported that he has called in the application for consideration by LPA Planning Committee.

318. LATE CORRESPONDENCE

Members asked the Clerk to write a letter of thanks to Dr P Beale for his work as the Council's voluntary Tree Advisor. His professionalism and reports had been valuable when considering tree applications.

319. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 10th December 2024 at 2.00 p.m.

Meeting closed at 14:18

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