

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 16<sup>th</sup> SEPTEMBER 2025 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

**PRESENT:** Councillors: N Yabsley – Presiding (Chairperson)  
G Jennings (Vice Chairperson)

Councillors: A Gibbs  
A Hall  
M Joyce  
C Parker  
M Ryan  
L Wood

Officer in attendance: Phil Rowe, Town Clerk  
Linda McGuirk, Principal Administrator  
Pierre Doutreligne, Projects & Strategy Officer  
Nigel Canham, Communications Advisor

By invitation: Emily Farrell, Newton Abbot CIC Business and  
Community Development Manager

177. **APOLOGIES FOR ABSENCE**

A valid reason for absence was received on behalf of Councillor J Bradford.

Apologies were also noted from County Councillors J Fry and M Cockerham.

178. **INTERESTS**

None.

179. **MINUTES**

The minutes of the meeting of the Planning Committee held on 26<sup>th</sup> August 2025 were received and signed as a correct record.

*Cllr A Hall abstained from voting.*

180. **PUBLIC PARTICIPATION**

None.

181. **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.

182. **TEIGNBRIDGE DISTRICT COUNCIL – LOCAL PLAN REVIEW 2020 – 2040 MAIN MODIFICATIONS**

- a) The Chairperson welcomed Emily Farrell to the meeting and invited her to give a presentation on the main modifications of the Local Plan Review, as they affect Newton Abbot.

The presentation covered:

- Timeline and evolution of the Local Plan
- Drivers of main modifications
- Newton Abbot & Kingsteignton Garden Communities Policies
- Housing Allocation changes
- Environmental Policy updates
- District Design Code & Placemaking
- Land Use & Policies Map Changes
- Comparison with other districts
- Analysis
- Limitations

Members were reminded that responses can only be made to the main modifications at this stage.

During discussion, Members raised concerns regarding speculative building and viability and expressed particular concern at the removal of the Design Code.

Thanks were extended to Emily Farrell for her expertise and assistance.

- b) Members were asked to consider formulating a response to the public consultation on the Local Plan Review 2020-2040 Main Modifications. Members considered and discussed the report produced by Emily Farrell, as tabled at the meeting, which identified areas upon which the Council should focus its comments.

Councillors requested additional time to consider the report and submit their comments by email to the Town Clerk. It was noted that the deadline for submitting comments is 1<sup>st</sup> October 2025.

Arising from the discussion, it was:

**RESOLVED** that delegated authority be hereby granted to the Town Clerk to prepare and submit the Council's response to the District Council's consultation on the Local Plan Review 2020-2040 Main Modifications.

183. **PLANNING APPLICATIONS**

Members considered the planning applications received since the last meeting of the 25/01053/HOU

36 Windsor Avenue Newton Abbot Devon TQ12 4DN  
First floor rear extension

**RECOMMENDATION:** No objection

*Cllr M Ryan declared a non-pecuniary interest in the application and abstained from voting.*

25/00835/FUL

St Lukes Church Hall Laburnum Road Newton Abbot Devon TQ12 4LQ  
Change of use from Class F1 to mixed use Class E (Commercial, Business and Service)  
to enable the nursery to operate from the hall, and erection of a 1.2m fence.

**RECOMMENDATION:** No objection

25/01424/FUL

14 Villiers Avenue Newton Abbot Devon TQ12 4AT  
Replacement dwelling to create two storey house to include demolition of existing  
garage and associated landscaping.

**RECOMMENDATION:** Object to the application on the following grounds:

- The proposed development would be out of character with the street scene.
- The proposal represents overdevelopment of the site.

25/01360/HOU

7 Fern Road Newton Abbot TQ12 4NR  
Single storey rear extension

**RECOMMENDATION:** No objection

25/01466/TPO

8 Park View Newton Abbot Devon TQ12 4NX

T1. 1x Silver birch - Reduce overall canopy height from 16m to approximately 12m  
above ground level. All cuts will be made back to suitable pruning points with cuts not  
exceeding 50mm in diameter.

Reduce the overextending branches growing over the neighbouring garden, on the  
south eastern side, by no more than 4m leaving the internal growth to contain the  
natural shape of the canopy. All cuts will be made back to suitable growth points with  
cuts not exceeding 30mm in diameter.

Remove the lowest primary branch, growing in a south eastern direction, back to the  
main stem. Reduce the remaining canopy by no more than 2m back to suitable  
pruning points.

25/01418/HOU

33 Orleigh Avenue Newton Abbot Devon TQ12 2TP  
Proposed garage conversion into additional accommodation

**RECOMMENDATION:** No Comment

*Cllr M Joyce abstained from voting.*

25/01418/HOU

33 Orleigh Avenue Newton Abbot Devon TQ12 2TP  
Proposed garage conversion into additional accommodation

**RECOMMENDATION:** Object, due to over development of the site and potential congested on street parking.

*Cllr C Parker abstained from voting.*

25/01375/HOU  
35 Powderham Road Newton Abbot Devon TQ12 1HB  
Proposed new store/shed below the existing decking to front garden.

**RECOMMENDATION:** No objection subject to ancillary use only.

184. **NAMING OF STREETS**

None.

185. **DISTRICT COUNCIL – PLANNING COMMITTEE**

None.

186. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

188. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

189. **LATE CORRESPONDENCE**

None.

190. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 7<sup>th</sup> October 2025 at 2.00 p.m.

Meeting closed at 15:00 hrs

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