

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 28th OCTOBER 2025 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

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

Councillors: A Gibbs
M Joyce

Officers in attendance: Phil Rowe, Town Clerk
Linda McGuirk, Principal Administrator
Pierre Doutreligne, Projects & Strategy Officer

252. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received on behalf of Councillors J Bradford, A Hall, C Parker, M Ryan and L Wood.

Apologies were also noted from Nigel Canham, Communications Advisor and County Councillor J Fry.

253. **INTERESTS**

None.

254. **MINUTES**

The minutes of the meeting of the Planning Committee held on 7th October 2025 were received and signed as a correct record.

255. **PUBLIC PARTICIPATION**

None.

256. **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.

257. **PLANNING APPLICATIONS**

Members considered the planning applications received since the last meeting of the Committee.

25/01331/HOU

26 Hill Park Road Newton Abbot Devon TQ12 1NU

Remove garage and extend over footprint with hipped roof extension, front and rear single storey extensions, rear dormer loft conversion and create off road parking by widening driveway and raised rear decking

RECOMMENDATION: No objection

25/01683/TPO

Land At Ngr 284961 71901 Pitt Hill Road Newton Abbot

T1 - Sycamore - Fell to facilitate demolition and re-construction of electrical substation building

RECOMMENDATION: No objection

25/01693/TPO

Highweek House 1 Highweek Village Newton Abbot Devon TQ12 1QB

T001 mature Copper Beech – Fell

RECOMMENDATION: No objection

25/01656/CAN

20 Keyberry Park Newton Abbot Devon TQ12 1BZ

T1 Bay - reduce in height by 3m.

T2 - Oak - reduce crown by 1-1.5m in height and spread.

T3 - Bay - reduce to 2m.

RECOMMENDATION: No objection

25/01654/CAN

22 Forde Park Newton Abbot Devon TQ12 1DD

T1 Quercus ilex - Dismantle down to ground level

T2 Apple - Reduce by 2.5m and carry out a 1 in 5 crown thin

RECOMMENDATION: No objection

25/01644/CAN

16 Keyberry Park Newton Abbot Devon TQ12 1BZ

Holly Tree in front garden - prune/tidy

RECOMMENDATION: No objection

25/01643/CAN

16 Keyberry Park Newton Abbot Devon TQ12 1BZ

Fell - Leylandai trees in the back garden and the Leylandai tree in the front garden bordering 18 Keyberry Park and the Keyberry Park Road

RECOMMENDATION: No objection

25/01692/CAN

24 Keyberry Park Newton Abbot Devon TQ12 1DF

Yew Tree (1) - overgrown tree, encroaching into drive area - remove to the ground
Laurel (2) - overgrown laurel growing up at the edge of the Yew (1) - remove to the ground

Both sit in a gap in laurel hedging that extends the rest of the side and front boundary walls at 24 Keyberry Park. Twenty new Laurel plants have already been planted to fill this gap and complete the hedge.

RECOMMENDATION: No objection

258. NAMING OF STREETS

None.

259. DISTRICT COUNCIL – PLANNING COMMITTEE

None.

260. DEVON COUNTY COUNCIL APPLICATIONS

None.

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

None.

262. APPLICATIONS IN NEIGHBOURING PARISHES

None.

263. LATE CORRESPONDENCE

None.

264. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 18th November 2025 at 2.00 p.m.

Meeting closed at 14:17 hrs

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