

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 2nd JUNE 2026 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillor: N Yabsley (Chairperson) Presiding

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

Officers in attendance: Linda McGuirk, Principal Administrator
Pierre Doutreligne, Projects & Strategy Officer

Also present, DCC Councillor Mick Cockerham.

12. **ELECTION OF CHAIRPERSON OF THE PLANNING COMMITTEE 2026/27**

Nominations were received for the election of the Chairperson of the Planning Committee for the year 2026/2027.

Accordingly, it was:

RESOLVED that Councillor Nick Yabsley be elected Chairperson of the Planning Committee for the year 2026/2027.

13. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received from Councillors G Jennings (Vice Chairperson) and J Bradford.

Apologies were also noted from Nigel Canham, Communications Advisor.

14. **APPOINTMENT OF VICE CHAIRPERSON OF THE PLANNING COMMITTEE 2026/27**

Nominations were received for the appointment of the Vice Chairperson of the Planning Committee for the year 2026/2027.

Accordingly, it was:

RESOLVED that Councillor Gwen Jennings be appointed Vice Chairperson of the Planning Committee for the year 2026/2027.

15. **INTERESTS**

None.

16. **MINUTES**

The minutes of the meeting of the Planning Committee held on 12th May 2026 were received and signed as a correct record.

Cllr A Hall abstained from voting.

17. **PUBLIC PARTICIPATION**

None.

18. **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.

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. **PLANNING APPLICATIONS**

26/00779/FUL

57 Buttercup Way Newton Abbot Devon TQ12 1GT

Change of use of dwelling to a residential home for up to three children with two full time carers sleeping overnight and living together as a single household.

RECOMMENDATION: No Objection

26/00759/HOU

4 Haytor Grove Newton Abbot Devon TQ12 4DS

Excavation of front garden and construction of retaining walls to create additional parking.

RECOMMENDATION: No Objection

26/00810/TPO

33 Aller Brake Road Newton Abbot Devon TQ12 4NJ

T17 Silver Birch - Fell - The tree has visible symptoms of Chondrostereum purpureum

RECOMMENDATION: No Objection

26/00850/TPO

Sandford Orleigh Sandford Orleigh Hall Orleigh Park Newton Abbot Devon TQ12 2SQ
T021 Monterey Cyprus - Prune overhanging branches

RECOMMENDATION: No Objection

26/00719/CAN

3A South Road Newton Abbot Devon TQ12 1HQ

Holm Oak - A crown lift to 5m above the street with maximum cuts of 75mm back to either secondary growth points or branch collars, reducing the initial overall crown by a maximum of 30%. A crown thin reducing the initial overall crown by up to 30%, with maximum cuts of 50mm back to secondary growth points. The proposed crown lift and crown thin would be the minimum to meet the objectives up to a total maximum removal of no more than 30% of the initial overall crown.

RECOMMENDATION: No Objection

21. DISTRICT COUNCIL – PLANNING COMMITTEE

None.

22. DEVON COUNTY COUNCIL APPLICATIONS

Mapleton Community Care Centre, Ashburton Road, Newton Abbot, Devon, TQ12 1RB

Energy improvement scheme, to include the installation of solar PV arrays on 3 roof elevations, air source heat pump with enclosure and associated installations, and external cavity wall insulation.

RECOMMENDATION: No Objection, members supported the application.

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

None.

24. APPLICATIONS IN NEIGHBOURING PARISHES

None.

25. LATE CORRESPONDENCE

None.

26. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 23rd June 2026 at 2.00 p.m.

Meeting closed at 14:21 hrs

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