

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 15th SEPTEMBER 2026 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillor: N Yabsley (Chairperson) Presiding
G Jennings (Vice Chairperson)

Councillors: J Bradford
M Ryan
L Wood

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

166. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received on behalf of Councillors A Hall, A Gibbs and C Parker.

Apologies were also received from Nigel Canham, Communications Advisor.

167. **INTERESTS**

None.

168. **MINUTES**

The minutes of the meeting of the Planning Committee held on 25th August 2026 were received and signed as a correct record.

Cllr J Bradford abstained from voting.

169. **PUBLIC PARTICIPATION**

None.

170. **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.

171. **PLANNING APPLICATIONS**

26/01305/TPO

Bramble Court Barn Whitehill Road Newton Abbot TQ12 6PR

Ash (T1 & T2) - Reduce by approx. 50%. Leave as a High Pollard. Oak (T3) - Reduce canopy by approx. 1.5 Metres.

Recommendation: No objection

26/01318/LBC

Bradley Manor Totnes Road Newton Abbot Devon TQ12 6BN

Access improvements to the ground floor, including installation of a ramp and bathroom refurbishments

Recommendation: No objection

26/01316/TPO

26 The Churchills Newton Abbot Devon TQ12 1QN

Holm Oak - Pollard

Recommendation: No objection

26/01349/TPO

Seale Hayne, Room N16 Howton Road Newton Abbot Devon TQ12 6NQ

G1 - Crown lift row of Beech trees over the highway to approximately 5m G2 - Crown lift mixed species over the car park to approx. 5m T1 - Fell mature Field Maple to clear poly tunnel T2 - Mature Beech tree pollard to approx. 4.5m above ground level T3 - Fell 2 dead Ash stems.

Recommendation: Newton Abbot Town Council has no objection to the proposed crown lifting works to G1 and G2, the pollarding of T2, or the felling of the two dead Ash stems (T3). However, Members considered that insufficient information has been provided to enable it to reach a view on the proposed felling of the mature Field Maple (T1) to clear the polytunnel.

The Town Council therefore defers to Teignbridge District Council's Arboriculture Officer regarding the acceptability of the proposed felling of T1.

26/01351/TPO

54 Oakland Road Newton Abbot Devon TQ12 4EA

T1 English Oak - Top at 5m height.

Recommendation: Newton Abbot Town Council supports the proposed reduction of the English Oak (T1) in principle. However, Members are concerned that reducing the tree to a height of 5 metres would be excessive.

The Town Council would therefore support a more moderate reduction, subject to the advice of Teignbridge District Council's Arboriculture Officer.

26/01334/CAN

2 Keyberry Park Newton Abbot Devon TQ12 1BZ

T1 Douglas fir - To be removed to ground level and smaller tree/shrubs to be planted T2 Eastern Red Cedar - To be removed to ground level and smaller tree/shrubs to be planted.

Recommendation: Newton Abbot Town Council has no objection to the proposed removal of the Douglas Fir (T1) and Eastern Red Cedar (T2), provided that suitable replacement trees are planted.

26/01249/FUL

30 Courtenay Road Newton Abbot TQ12 1HE

Change of use from former nursing home (Use Class C2) to large HMO comprising 13 non-self-contained rooms with ancillary kitchen and communal accommodation (Sui Generis) together with 5 non-self-contained rooms with ancillary kitchen and dining accommodation at lower ground floor (C4 Use Class).

Members were advised that the above application has been 'called in' by Councillor J Bradford.

Recommendation: Newton Abbot Town Council objects to the application on the grounds that the proposed change of use would result in an unacceptable intensification of occupancy at the property.

Cllrs J Bradford and M Ryan abstained from voting.

172. **DISTRICT COUNCIL – PLANNING COMMITTEE**

Councillor J Bradford reported that the next District Council Planning Committee meeting will be held on Tuesday 22nd September. There were no Newton Abbot applications being considered.

The Principal Administrator reminded Members that the District Council's Planning Application Validation Guide review was open for consultation and that links to the consultation had been circulated prior to the meeting.

Members agreed that they would respond to the consultation individually.

173. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

The Chairperson reported that the appeal relating to a planning application at 6 Linden Terrace had been allowed.

175. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

176. **LATE CORRESPONDENCE**

None.

177. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 6th October 2026 at 2.00 p.m.

Meeting closed at 14:47 hrs

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