MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 27th OCTOBER 2026 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillor: G Jennings (Vice Chairperson) Presiding

Councillors: A Hall
A Gibbs
M Ryan

Officers in attendance: Linda McGuirk, Assistant Town Clerk & Deputy RFO
Pierre Doutreligne, Assistant Town Clerk & Strategy
Nigel Canham, Communications Advisor

260. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received on behalf of Councillors J Bradford, C Parker, N Yabsley (Chairperson) and L Wood.

261. **INTERESTS**

Councillor A Hall declared a non-pecuniary interest in Planning Application 22/00810/MAJ as he is a member of the District Council Planning Committee. Councillor Hall advised that he would not participate in the discussion or take part in the vote on the application.

262. **MINUTES**

The minutes of the meeting of the Planning Committee held on 6th October 2026 were received and signed as a correct record.

263. **PUBLIC PARTICIPATION**

None.

264. **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.

265. **PLANNING APPLICATIONS**

26/01569/TPO
T1 Ash - Fell

11 Mellons Close Newton Abbot Devon TQ12 1YF

Recommendation: No objection

26/01591/TPO
Sainsbury's Car Park Access To Sainsburys Supermarket Penn Inn Newton Abbot Devon TQ12 1BN
T1: Reduce crown height and lateral growth by up to 2m T2: Reduce crown height and lateral growth by up to 5m T3: Reduce crown height and lateral growth by up to 5m.

Recommendation: No objection

26/01560/FUL
36 Abbotsbury Road Newton Abbot Devon TQ12 2NW
Conversion of dwelling to two flats

Recommendation: No objection subject to the concerns raised by South West Water being addressed.

26/01514/HOU
5 Devon Square Newton Abbot Devon TQ12 2HN
Replacement roof and associated fascias, rainwater goods, new staircase to provide loft access, alterations to the existing roof structure including installation of three roof lights

Recommendation: No objection

26/01515/LBC
5 Devon Square Newton Abbot Devon TQ12 2HN
Replacement roof and associated fascias, rainwater goods, new staircase to provide loft access, alterations to the existing roof structure including installation of three roof lights

Recommendation: No objection

26/01592/CAN
14 Devon Square Newton Abbot Devon TQ12 2HR
Eucalyptus T1 - Selectively reduce the crown by approximately 2 metres in height and lateral spread, where appropriate, retaining a balanced, natural crown framework and suitable live growth points.

Recommendation: No objection

26/01609/TPO
8 Courtenay Gardens Newton Abbot Devon TQ12 1HS
T1: Pine: Remove the lowest limb on the eastern side, currently in contact with the roof, back to the main stem. Reduce the limb on the southern aspect by approximately 1.5m to provide clearance from the roof.

Recommendation: No objection

26/01539/FUL
Footpath At Highweek Way (Near Junction W/ Market Street) Newton Abbot Devon TQ12 1TG

Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit.

Recommendation: No objection

22/00810/MAJ
Land At Wolborough Barton Newton Abbot Devon TQ12 1EJ
Approval of reserved matters pursuant to outline planning permission 17/01542/MAJ for residential development of 219 dwellings (Use Class C3), public open space including allotments and children's play space, a surface water attenuation feature and associated landscaping and infrastructure REVISED PLANS AND UPDATED INFORMATION

Recommendation: No objection

Councillor A Hall abstained from discussion and voting.

266. **DISTRICT COUNCIL – PLANNING COMMITTEE**

Councillor A Hall advised that Planning Application 26/01249/FUL, relating to the change of use of the former nursing home (Use Class C2) at 30 Courtenay Road, Newton Abbot, TQ12 1HE to a large HMO, had been considered by the District Council's Planning Committee and approved.

267. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

269. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

270. **LATE CORRESPONDENCE**

None.

271. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 17th November 2026 at 2.00 p.m.

Meeting closed at 14:28 hrs

Chairperson…… Date……