

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 10<sup>th</sup> MARCH 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  
A Gibbs  
A Hall  
M Joyce  
C Parker  
M Ryan  
L Wood

Officers in attendance: Linda McGuirk, Principal Administrator  
Pierre Doutreligne, Projects & Strategy Officer  
Nigel Canham, Communications Advisor

Also, present: County Councillor J Fry

407. **APOLOGIES FOR ABSENCE**

All members of the Planning Committee were present.

Apologies were noted from County Councillor M Cockerham.

408. **INTERESTS**

Councillor A Hall declared a non-pecuniary interest in agenda item 5, planning application 22/00810/MAJ - Land At Wolborough Barton, Newton Abbot Devon TQ12 1EJ, as he is a member of the District Council's Planning Committee.

409. **MINUTES**

The minutes of the meeting of the Planning Committee held on 17<sup>th</sup> February 2026 were received and signed as a correct record.

410. **PUBLIC PARTICIPATION**

None.

411. **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.

412. **PLANNING APPLICATIONS**

26/00088/FUL  
 100 Queen Street Newton Abbot Devon TQ12 2EU  
 New dwelling

**RECOMMENDATION: Object**

**Members raised ongoing concerns regarding the proposal, in particular:**

- **That safe and suitable access and egress to the site cannot be satisfactorily achieved.**
- **That the scale and layout of the proposed dwelling represents an overdevelopment of the site.**

26/00089/LBC  
 100 Queen Street Newton Abbot Devon TQ12 2EU  
 Demolish existing building

**RECOMMENDATION: Object**

**Members raised ongoing concerns regarding the proposal, in particular:**

- **That safe and suitable access and egress to the site cannot be satisfactorily achieved.**
- **That the scale and layout of the proposed dwelling represents an**

26/00303/HOU  
 9 Elm Road Newton Abbot Devon TQ12 2AT  
 Construction of porch and rear extension

**RECOMMENDATION: No Objection**

26/00286/LBC  
 94 Queen Street Newton Abbot Devon TQ12 2ET  
 Removal of internal walls

**RECOMMENDATION: No Objection**

26/00285/FUL  
 94 Queen Street Newton Abbot Devon TQ12 2ET  
 Change of use from a beauty salon (Sui Generis) to a mixed use as a beauty salon and wellness based business Use Class E (Commercial, Business and Service)

**RECOMMENDATION: No Objection**

26/00266/HOU  
 15 Decoy Road Newton Abbot Devon TQ12 1DY  
 Demolition of the existing lean-to kitchen extension and outbuildings and the construction of a new replacement kitchen over the existing building footprint

**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 description)

**RECOMMENDATION: Members agreed that there was insufficient information available to make a recommendation at this stage and resolved to await the outcome/response from the public inquiry.**

*Cllr A Hall having declared an interest took part in the discussion but abstained from voting.*

*Cllr J Bradford declared an interest as the application site is within her ward. She addressed the Committee but did not take part in the vote.*

**413. DISTRICT COUNCIL – PLANNING COMMITTEE**

None.

**414. DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

**416. APPLICATIONS IN NEIGHBOURING PARISHES**

None.

**417. LATE CORRESPONDENCE**

None.

**418. DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 31<sup>st</sup> March 2026 at 2.00 p.m.

Meeting closed at 14:29 hrs

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