

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 31st 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
M Joyce
C Parker
M Ryan
L Wood

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

447. APOLOGIES FOR ABSENCE

A valid reason for absence was received from Councillor A Hall.

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

448. INTERESTS

Councillor N Yabsley declared a pecuniary interest in agenda item 5, application 26/00384/TPO as he is related to the applicant.

449. MINUTES

The minutes of the meeting of the Planning Committee held on 10th March 2026 were received and signed as a correct record.

450. PUBLIC PARTICIPATION

None.

451. 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.

452. PLANNING APPLICATIONS

26/00344/TPO

49 Higher Budleigh Meadow Newton Abbot Devon TQ12 1UL

G1 European lime *Tilia x europea* - 4 mature lime trees - reduce by 30% making pruning cuts of up to 25cm on vertical growth, and up to 10cm pruning cuts on horizontal growth

RECOMMENDATION: No objection

26/00351/REM

Land At Roedeer Close Newton Abbot Devon TQ12 1YR

Approval of details for four dwellings (approval sought for appearance, landscaping, layout and scale) pursuant to outline application 23/00378/MAJ

RECOMMENDATION: No objection

Councillor M Joyce abstained from voting

26/00503/TPO

11 Randolph Court Newton Abbot Devon TQ12 1QY

T1 English Oak *Quercus robur* - prune tertiary branches overhanging number 11 back by approximately 2 metres

RECOMMENDATION: No objection

26/00384/TPO

Land At Ngr 287843 70435 St Marychurch Road Newton Abbot

T1 Oak - Reduce the lowest primary limb by up to 3m. T2 & T3 Willows - Coppice both trees back to a stable stool approximately 100-150mm above ground level. T4 Oak - Fell to near ground level. T5, T6 & T7 Ash - Fell all three trees to near ground level

RECOMMENDATION: No objection

Having declared an interest, Councillor N Yabsley abstained from both the discussion and voting.

Councillor J Bradford abstained from voting

26/00329/CAN

15 College Road Newton Abbot Devon TQ12 1EG

T1: Ash - Prune 1x Lowest lateral back to main stem to regain clearance in garden over pond.

RECOMMENDATION: No objection

26/00345/FUL

4 South Road Newton Abbot Devon TQ12 1HL

Demolish wooden shed, extend existing bungalow to provide additional accommodation, new store and new wooden deck and balustrade to front of bungalow

RECOMMENDATION: No objection, subject to the accommodation being used for ancillary use only.

26/00437/CAN

2 St Michaels Courtenay Road Newton Abbot Devon TQ12 1HW

T1 - Beech - Crown reduce in height and lateral spread by approx 2.5m / 3m to improve light into garden

T2- Strawberry - Reduce in height and lateral spread by 1 / 1.5m

RECOMMENDATION: No objection

453. **DISTRICT COUNCIL – PLANNING COMMITTEE**

NEWTON ABBOT - Wolborough Barton, Coach Road

Members noted that an appeal has been submitted to the Planning Inspectorate against the non-determination of the above application. The Planning Inspectorate has decided to determine the appeal on the basis of a Public Inquiry which will be held in August 2026.

454. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

26/00005/HOU 6 Linden Terrace Newton Abbot Devon TQ12 1LL

Retention of timber shed.

Members noted that the above application had been refused which was at variance with the Committees recommendation.

456. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

457. **LATE CORRESPONDENCE**

None.

458. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 21st April 2026 at 2.00 p.m.

Meeting closed at 14:24 hrs

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