

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 21st APRIL 2026 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillor: G Jennings (Vice Chairperson) Presiding

Councillors: J Bradford
A Gibbs
M Joyce
C Parker
M Ryan

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

459. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received from Councillors A Hall, N Yabsley (Chairperson) and L Wood.

Apologies were also noted from Nigel Canham, Communications Advisor and County Councillor Mick Cockerham.

460. **INTERESTS**

None.

461. **MINUTES**

The minutes of the meeting of the Planning Committee held on 31st March 2026 were received and signed as a correct record.

462. **PUBLIC PARTICIPATION**

None.

463. **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.

464. **PLANNING APPLICATIONS**

26/00524/HOU
10 Laurie Avenue Newton Abbot Devon TQ12 1NW

Two storey side extension and single storey extensions to front and rear.

RECOMMENDATION: In principle, Members raised no objection to the proposed development. However, concerns were expressed regarding the potential overdevelopment of the site. Members also emphasised that any additional accommodation created should remain ancillary to the main dwelling and not be used as a separate unit of accommodation.

26/00433/FUL

114 Ashburton Road Newton Abbot Devon TQ12 1RJ

Change of use of garage/outbuilding to a specialised pet care business (cattery)

RECOMMENDATION: Members object to the proposed development. Concerns were raised regarding the introduction of a commercial cattery use within a predominantly residential area, which may result in increased noise, disturbance, and potential impact on neighbouring amenity.

Cllr M Joyce abstained from voting.

26/00627/TPO

38 The Churchills Newton Abbot TQ12 1QN

Oak (T1) - crown lift canopy by removing lowest primary branch (approx 120mm in diameter) and 2 secondary branches

RECOMMENDATION: Members noted that the removal of a primary branch from a mature oak constitutes a significant structural alteration. The application lacks sufficient detail and provides inadequate justification for the works. Furthermore, no supporting evidence has been submitted to demonstrate that the tree has been professionally assessed by a qualified arborist.

Members consider that, without further detailed information—including a professional assessment of the tree and the potential impact of the proposed works on its health and structural integrity—they are unable to make an informed judgement and would not support the proposal in its current form.

26/00530/HOU

Rose Cottage Laburnum Road Newton Abbot Devon TQ12 4LH

Raising the roof of the existing bungalow to provide additional living accommodation and new single-story extension to the rear

RECOMMENDATION: No objection

26/00598/HOU

71 Seymour Road Newton Abbot Devon TQ12 2PX

Single storey side extension

RECOMMENDATION: No objection

26/00574/CAN

30-32 College Road Newton Abbot Devon TQ12 1EQ
G1 - Mixed Species Group proposed work: Crown reduction due to proximity to dwelling.
T1 - Common Walnut proposed work: Crown reduction by 2m.

RECOMMENDATION: No objection

26/00651/TPO
Charlecote 18A Keyberry Park Newton Abbot Devon TQ12 1BZ
T1 Western Red Cedar - Fell to ground level

RECOMMENDATION: No objection, subject to the replacement of the tree with a suitable species in an appropriate location.

Cllr J Bradford abstained from voting

465. DISTRICT COUNCIL – PLANNING COMMITTEE

Wolborough Barton, Coach Road

Members were reminded that an appeal has been submitted to the Planning Inspectorate against the non-determination of the above application. The Planning Inspectorate has confirmed the dates of the Public Inquiry as being from Tuesday 4th to Friday 7th August and also Tuesday 11th and Wednesday 12th August 2026.

Councillor J Bradford reported that she had attended the Teignbridge District Council Planning Committee today. One Newton Abbot application was considered, as the application related to a relative of a District Councillor.

466. DEVON COUNTY COUNCIL APPLICATIONS

None.

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

None.

468. APPLICATIONS IN NEIGHBOURING PARISHES

None.

469. LATE CORRESPONDENCE

None.

470. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 12th May 2026 at 2.00 p.m.

Meeting closed at 14:21 hrs

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