

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 14th JULY 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 Ryan

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

103. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received from Councillors A Hall and C Parker.

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

Councillor L Wood did not attend.

104. **INTERESTS**

None.

105. **MINUTES**

The minutes of the meeting of the Planning Committee held on 23rd June 2026 were received and signed as a correct record.

106. **PUBLIC PARTICIPATION**

None.

107. **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.

108. **PLANNING APPLICATIONS**

26/01068/VAR

Twelve Oaks Farm Teigngrace Devon TQ12 6QT

Variation of condition 6 on planning permission 09/03194/FUL (Conversion of agricultural/stable building and the provision of a new building to create 4 self-catering holiday units) to vary the holiday occupancy condition on the northern building to allow both holiday cottages to be flexibly used for a mixed residential use for workers tied to the family business on site, or for use as holiday cottages.

RECOMMENDATION: No objection

26/01050/HOU

Long Reach Foxwell Lane Newton Abbot Devon TQ12 2SB

Roof extensions with new porch extension and ground floor remodelling.

RECOMMENDATION: No objection

26/00765/HOU

12 Pinewood Road Newton Abbot Devon TQ12 4LE

Parking bay for two cars.

RECOMMENDATION: No objection

26/01011/CAN

Lameys 1 Courtenay Park Newton Abbot TQ12 2HD

Laurel tree - reduce height by one third and lightly trim all over Holly - reduce height by one third and lightly trim all over Sycamore - reduce height by one third and remove epicormic growth.

RECOMMENDATION: No objection

26/01013/VAR

Newton Abbot Hot Car Wash Shaldon Road Newton Abbot Devon TQ12 4AU

Variation of condition 2 on planning permission 04/04185/FUL (removal of petrol pumps and replacement with automatic and manual carwash facilities and conversion of shop to control centre and plant room) to amend the site layout.

RECOMMENDATION: No objection

26/00901/LBC

6 Courtenay Park Newton Abbot Devon TQ12 2HD

Replace PVC double glazed window at back of property with a wooden sash to match windows at the rear and repair existing rotten wooden sash window with new sashes and balanced weights.

RECOMMENDATION: No objection

26/00970/VAR

54 Windsor Avenue Newton Abbot TQ12 4DW

Variation of conditions 2 & 3 on planning permission 24/01111/HOU (partially retrospective application for construction of off-road parking space, with associated retaining walls and stepped access to property) retaining walls to be painted render rather than split stone cladding.

RECOMMENDATION: No objection

26/01060/TPO

19 Oak Tree Drive Newton Abbot Devon TQ12 4NN

Remove dead wood from the Oak tree. (Number 1) Dismantle and remove Silver Birch tree down to ground level (Number 11) Dismantle Silver Birch No. 4 down to ground level.

RECOMMENDATION: No objection

26/00732/FUL and 26/00733/LBC

9 Devon Square Newton Abbot Devon TQ12 2HN

Replacement extension to create an internal connection between Great Western House and Brunel House, new door on south elevation of Brunel House, new roof on Brunel House with external and internal alterations to both properties.

RECOMMENDATION: No objection, subject to the requirements of Listed Building Consent being met and the use of appropriate heritage materials, in accordance with Policy EN17 (Heritage Assets) of the Teignbridge Local Plan 2020–2040

Cllr J Bradford abstained from voting.

109. DISTRICT COUNCIL – PLANNING COMMITTEE

Councillor M Ryan advised that he would be attending the forthcoming Teignbridge District Council Planning Committee, where the application for the development of 50 dwellings off Buckland Road, with access via Buckland, would be considered.

Councillor J Bradford advised that the Public Inquiry into the Wolborough development would open on 4 August 2026.

110. DEVON COUNTY COUNCIL APPLICATIONS

None.

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

None.

112. APPLICATIONS IN NEIGHBOURING PARISHES

None.

113. LATE CORRESPONDENCE

The Chairperson, Councillor N Yabsley, read a letter received from Devon County Council advising that the A38 Stover Golf Club Accessway Compulsory Purchase Order 2023 and the A382 Stover Golf Club Accessway Side Roads Order 2023, made under the Highways Act 1980 and the Acquisition of Land Act 1981, had been withdrawn.

114. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 4th August 2026 at 2.00 p.m.

Meeting closed at 14:35 hrs

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