

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 6th OCTOBER 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
M Ryan
C Parker

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

211. **APOLOGIES FOR ABSENCE**

A valid reason for absence was received on behalf of Councillor A Gibbs. Non-valid reasons for absence were received from Councillors A Hall and L Wood.

Apologies were also received from Nigel Canham, Communications Advisor.

212. **INTERESTS**

Councillor C Parker declared a non-pecuniary interest in Planning Application 26/0158/TPO on the grounds that he is known to the applicant. Councillor Parker advised that he would participate in the discussion but would abstain from voting on the application.

213. **MINUTES**

The minutes of the meeting of the Planning Committee held on 15th September 2026 were received and signed as a correct record.

214. **PUBLIC PARTICIPATION**

None.

215. **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.

216. **PLANNING APPLICATIONS**

26/01166/HOU

42 Coombeshead Road Newton Abbot TQ12 1PY

Removal of retaining wall, creation of 2 parking spaces and rebuild retaining wall.

Recommendation: No objection

26/01410/HOU

54 Highweek Village Newton Abbot Devon TQ12 1QQ

Proposed demolition of existing garage and new replacement outbuilding with roof mounted solar panels.

Recommendation: No objection, provided that the outbuilding is used for purposes ancillary to the main dwelling only.

26/01508/TPO

21 Beechwood Avenue Newton Abbot Devon TQ12 4LJ

Monterey Pine: prune the tree in height by 10% and prune back branches by 40% which overhang.

Recommendation: Recommended refusal - in support of the advice provided by the District Council's Arboriculture Officer.

Councillors C Parker and N Yabsley participated in the discussion but abstained from voting on the application.

26/01404/FUL and 26/01405/LBC

Ocean Healthcare 13 & 13A Devon Square Newton Abbot TQ12 2HN

Independent single storey rear office extension, associated landscaping and external works

Recommendation: No objection, provided that the proposal does not adversely affect the visual amenity of the area or the character, appearance and significance of the listed building.

26/01424/CAN

36 Keyberry Park Newton Abbot Devon TQ12 1DF

G1: Cut low vegetation back in line with boundary wall. Crown lift row of trees to achieve a minimum 2 - 3m clearance above garage roof to prevent any damage to building and help reduce damp within building. Tree line is a mixture of conifers and ornamentals.

Recommendation: No objection.

217. DISTRICT COUNCIL – PLANNING COMMITTEE

Councillor J Bradford 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 called in for consideration by the District Council's Planning Committee. A site visit was scheduled to take place on 14th October 2026.

218. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

220. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

221. **LATE CORRESPONDENCE**

None.

222. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 27th October 2026 at 2.00 p.m.

Meeting closed at 14:34 hrs

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