

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 9th DECEMBER 2025 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 Ryan

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

304. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received on behalf of Councillors A Hall, M Joyce, C Parker, L Wood and N Yabsley (Chairperson).

Apologies were also noted from Phil Rowe, Town Clerk and Nigel Canham, Communications Advisor.

305. **INTERESTS**

None.

306. **MINUTES**

The minutes of the meeting of the Planning Committee held on 18th November 2025 were received and signed as a correct record.

307. **PUBLIC PARTICIPATION**

None.

308. **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.

309. **PLANNING APPLICATIONS**

25/01804/TPO
19 Whitehill Road Newton Abbot TQ12 6PR
Cherry Tree (T1) - reduce by 20%

RECOMMENDATION: No objection

25/01847/TPO

Long Reach Foxwell Lane Newton Abbot Devon TQ12 2SB
Irish Yew to the rear of the property - remove
Large Liquid Amber - 3m crown lift and shaping

RECOMMENDATION: No objection to the proposed crown lift of the Liquid Amber. Members raised concerns regarding the removal of the Yew bush, noting that no valid reason had been provided to justify its removal.

25/01846/TPO

All Saints Church Highweek Village Newton Abbot TQ12 1QA
G5 - Ash. sectional fell. Tree is located at the end of the group and is in advanced stages of ash dieback with removal required before tree is unsafe to climb. (TDC ADB Risk Reduction 2025)

RECOMMENDATION: No objection

25/01744/FUL

Waste Transfer Station Brunel Road Newton Abbot Devon TQ12 4PB
New concrete retaining walls to support new metal cladding and a new metal roof and creation of new welfare facility

RECOMMENDATION: No objection, in principle subject to noting the comments from the Environment Agency and the provision of a Flood Action Plan.

Councillors M Ryan and J Bradford abstained from voting.

25/01945/TPO

37 Twickenham Road Newton Abbot Devon TQ12 4JF
G001 Pedunculate Oak (*Quercus Robur*): Remove moderate deadwood within 1 year
T001 Sweet Chestnut (*Castanea sativa*) - Crown reduction of 5-6m within 3 months

RECOMMENDATION: No objection

25/01901/FUL

33 Moorland View Newton Abbot Devon TQ12 4EP
Demolition of double detached garage and erection of new 2-bedroom detached bungalow with 2 off-road parking spaces on land to rear of property

RECOMMENDATION: Object on the grounds that the proposal would have a negative impact on the street scene and constitutes overdevelopment of the site.

25/01810/FUL

6 Marsh Road Newton Abbot Devon TQ12 2AR
Retention of veranda and associated works

RECOMMENDATION: Strongly Object - the Committee supports the comments raised by the Environment Agency.

25/01933/HOU

Thame House Rundle Road Newton Abbot Devon TQ12 2PY

Demolition of an existing garage, construction of a replacement garage, a first-floor extension, a replacement entrance porch and associated site improvements

RECOMMENDATION: No objection

25/01994/LBC

34 Devon Square Newton Abbot Devon TQ12 2HH

New signage to front pillars, front elevation and side elevation

RECOMMENDATION: No objection

25/01830/FUL

30 Courtenay Road Newton Abbot Devon TQ12 1HE

Change of use from former nursing home (Use Class C2) to large HMO (Sui Generis) comprising 12no. non self-contained rooms with ancillary kitchen and communal accommodation together with 2no. self contained flats (Use Class C3) at lower ground floor

RECOMMENDATION: No objection in principle, subject to reiterating the previous comments regarding the need for sufficient parking, cycle storage, and waste management arrangements:

1. Provision of Sufficient Parking:

Adequate on-site parking must be provided to meet the needs of the proposed development.

2. Cycle Storage Facilities:

Secure and accessible cycle storage must be incorporated into the scheme to promote sustainable transport options.

3. Waste Management:

Arrangements must be made for the regular collection of waste, with appropriate bin storage facilities provided within the site layout.

Councillor J Bradford abstained from voting.

25/01831/FUL

28 Courtenay Road Newton Abbot Devon TQ12 1HE

Change of use from former nursing home (Use Class C2) to large HMO comprising 14no. non self-contained rooms and ancillary accommodation (Sui Generis)

RECOMMENDATION: No objection in principle, subject to reiterating the previous comments regarding the need for sufficient parking, cycle storage, and waste management arrangements.

4. Provision of Sufficient Parking:

Adequate on-site parking must be provided to meet the needs of the proposed development.

5. Cycle Storage Facilities:

Secure and accessible cycle storage must be incorporated into the scheme to promote sustainable transport options.

6. Waste Management:

Arrangements must be made for the regular collection of waste, with appropriate bin storage facilities provided within the site layout.

Councillor J Bradford abstained from voting.

25/01862/TPO

4 Grange Close Newton Abbot TQ12 1DP

Oak tree - Remove branch

RECOMMENDATION: No Objection

310. DISTRICT COUNCIL – PLANNING COMMITTEE

None.

311. DEVON COUNTY COUNCIL APPLICATIONS

None.

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

None.

313. APPLICATIONS IN NEIGHBOURING PARISHES

25/01844/MAJ

Land To The East Of Buckland Road Newton Abbot Devon

Outline application for up to 50 dwellings, public open space, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Buckland Road (approval only sought for means of access)

RECOMMENDATION: Newton Abbot Town Council objects to the proposed development on the grounds that Buckland Road is inadequate to safely serve a development of up to 50 residential dwellings.

Councillor J Bradford abstained from voting.

314. LATE CORRESPONDENCE

None.

315. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 6th January 2026 at 2.00 p.m.

Meeting closed at 14:42 hrs

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