

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 5th AUGUST 2025 AT 2.00 P.M. AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillors: N Yabsley – Presiding (Chairperson)
G Jennings (Vice Chairperson)

Councillors: A Hall
M Joyce
M Ryan
C Parker

Officer in attendance: Phil Rowe, Town Clerk
Linda McGuirk, Principal Administrator
Pierre Doutreligne, Projects & Strategy Officer

133. APOLOGIES FOR ABSENCE

Valid reasons for absence were received on behalf of Councillors J Bradford, A Gibbs and L Wood.

Apologies were noted from County Councillors J Fry and M Cockerham and Nigel Canham, Communications Advisor.

Members expressed their best wishes to Councillor J Bradford for a speedy recovery.

134. INTERESTS

None

135. MINUTES

The minutes of the meeting of the Planning Committee held on 24th June 2025 were received and signed as a correct record.

136. PUBLIC PARTICIPATION

None.

137. 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.

138. **HOUGHTON BARTON HEALTH & WELLBEING BUILDING**

Members noted the letter sent by Newton Abbot CIC, as circulated prior to the meeting, which was addressed to the Head of Development Management at Teignbridge District Council (TDC) raising a number of matters of concern regarding the proposed health and wellbeing building to be constructed at Houghton Barton, Newton Abbot. Members were asked to consider submitting a formal letter of support, on behalf of Newton Abbot Town Council, for the proposed development.

During discussion, the following points were raised:

- Cllr M Joyce stated that the statement on page two of the letter concerning the NHS was in his view inaccurate.
- A broader discussion took place regarding the Primary Care Network, and it was agreed that further clarification was needed to confirm the current position.
- The fit-out of the proposed centre was discussed, including potential funding, scope of provision, and use of the facility.

RESOLVED that Newton Abbot Town Council supports the development of community facilities within the Houghton Barton development, subject to the concerns raised regarding the fitting out and proposed use of the centre being addressed.

It was also agreed to request a formal response from Teignbridge District Council regarding these matters.

139. **PLANNING APPLICATIONS**

- a) Members considered the planning applications received since the last meeting of the Committee.

25/01193/TPO
1 Perry Lane Newton Abbot Devon TQ12 6QA
4 Hornbeams - reduce the height by 50%

RECOMMENDATION – No objection, subject to the works being carried out in a sympathetic manner, and in accordance with advice from the District Council's Tree Officer.

25/01167/HOU
7 Highweek Village Newton Abbot Devon TQ12 1QB
Knock down existing porch and build larger one

RECOMMENDATION – No objection.

25/01210/TPO
Highweek House 1 Highweek Village Newton Abbot TQ12 1QB

Oak (T1) - Reduce primary Limb over neighbouring garage by approx. 3 metres and crown lift to approx. 5 metres from the ground by removing drooping secondary branches.

RECOMMENDATION - No objection.

25/00956/HOU

5 Hacombe Path Newton Abbot Devon TQ12 4JB

Second floor side extension over existing flat roof garage and new rear deck with Fencing

RECOMMENDATION - No objection.

25/01190/LBC

21 Courtenay Park Newton Abbot Devon TQ12 2HB

Replacement front windows

RECOMMENDATION - No objection, subject to the use of appropriate materials that are in keeping with the character and appearance of the listed building, and in accordance with the conservation area.

25/00865/HOU

20 Hacombe Path Newton Abbot Devon TQ12 4JB

Single storey extension to the rear, garage conversion, enlarge rear deck and extension under the front lean to roof

RECOMMENDATION - No objection.

25/00517/HOU

1 Lonsdale Road Newton Abbot Devon TQ12 1DT

Replace workshop with new garden room for recreational/home office/guest usage with associated works, blocking up of existing access and creation of new access - Revised Description.

RECOMMENDATION - No objection, subject to the proposed building being used for ancillary purposes only, and the reuse of stone from the existing wall where possible, to maintain the character of the site.

Cllr C Parker abstained from voting.

25/01146/HOU

Hillcrest 3 St Marys Road Newton Abbot Devon TQ12 1HJ

Relocation of approved car port and change patio doors to a single door and a double window to a single window.

RECOMMENDATION - No objection.

25/01237/TPO

Haydon Court Western Road Newton Abbot TQ12 1GQ

T3 London Plane - To crown lift tree to provide 3.0m clearance from ground level, by

removing or reducing low lateral growth and secondary branches in accordance with BS 3998:2010

RECOMMENDATION - No objection.

- b) Ratification of Delegated Planning Decisions Following Cancellation of Meeting on 15th July 2025

25/01060/TPO

Monterey Park Rowantree Road Newton Abbot Devon TQ12 4BZ

T1346 Monterey Pine - remove deadwood with a diameter of 50mm and above from within the crown.

T1347 Monterey Pine - remove deadwood with a diameter of 50mm and above, from within the crown (remove cone from above driveway only)

T1348 Monterey Pine - remove deadwood with a diameter of 50mm and above, from within the crown.

T1350 Monterey Pine - section fell to ground level.

RECOMMENDATION: No objection, subject to replacement with a suitable native species being provided for T1350.

25/01000/TPO

1 College Road Newton Abbot Devon TQ12 1EF

T1 Common beech (*Fagus sylvatica*) - Remove to ground level.

RECOMMENDATION: No objection, subject to replacement with a suitable native species being provided.

Accordingly, it was:

RESOLVED That the above recommendations made under delegated authority be hereby formally ratified.

140. **NAMING OF STREETS**

None.

141. **DISTRICT COUNCIL – PLANNING COMMITTEE**

None.

142. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

Members noted that the above application had been approved by the Local Planning Authority (LPA), contrary to the Town Council's recommendation.

Concern was expressed that the LPA had disregarded the Town Council's previously raised safety concerns, particularly in relation to access and egress onto the highway.

Cllr M. Joyce read a statement during the meeting, which he proposed be formally submitted to both the County Council's Highway Committee and the Local Planning Authority, to reiterate the Town Council's concerns regarding highway safety.

Cllr C. Parker advised Members that the matter would be discussed further at a future HATOC (Highways and Traffic Orders Committee) meeting.

It was **agreed** to note the decision at variance.

144. APPLICATIONS IN NEIGHBOURING PARISHES

None.

145. LATE CORRESPONDENCE

None.

146. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 26th August 2025 at 2.00 p.m.

Meeting closed at 14:45 hrs

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