

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 27th JANUARY 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 Joyce
C Parker
M Ryan

Councillor P Parker was also in attendance.

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

357. **APOLOGIES FOR ABSENCE**

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

Apologies were noted from Nigel Canham, Communications Advisor.

358. **INTERESTS**

None.

359. **MINUTES**

The minutes of the meeting of the Planning Committee held on 6th January 2026 were received and signed as a correct record.

360. **PUBLIC PARTICIPATION**

None.

361. **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.

362. **PLANNING APPLICATIONS**

25/02071/HOU

Reach Foxwell Lane Newton Abbot Devon TQ12 2SB
Garage and garden room extension with a new decking, render and replacement of the windows

RECOMMENDATION: No objection

25/02128/FUL

10 Beacon Drive Newton Abbot Devon TQ12 1GG
Single storey rear detached annexe

RECOMMENDATION: No objection, subject to ancillary use only.

26/00062/HOU

40 Shobbrook Hill Newton Abbot Devon TQ12 1UZ
Raising of pitched roof for the creation of a dormer extension on the rear (south) elevation

RECOMMENDATION: No objection

25/02132/HOU

3 Lime Tree Walk Newton Abbot Devon TQ12 4LF
Reduce the height of the front garden to provide off road parking and new dropped kerb

RECOMMENDATION: No objection

26/00016/TPO

Electricity Substation Adjacent To Hewett Close Newton Abbot TQ12 4DY
Group of Mixed broadleaf trees encroaching on electrical substation and rear gardens of properties of Hewitts Close (no.5-9 and 18) to crown raise over garden and substation to a height of 3m

RECOMMENDATION: No objection

26/00003/TPO

Stable House Wolborough Close Newton Abbot Devon TQ12 1HR
T1: Beech - Reduce height by approximately 3m from branch tips. Clear dwelling by approximately 2m pruning secondary growth only. Reduce remaining crown by approximately 2m from branch tips to retain natural shape of the crown.

RECOMMENDATION: No objection

26/00004/CAN

2 Wolborough Gate Courtenay Road Newton Abbot Devon TQ12 1RA
Lawsens Cyprus/Oregon Cedar tree - remove tree to the stump

RECOMMENDATION: No objection, subject to replacement with a suitable species

Cllr J Bradford abstained from voting

25/02148/HOU
1A Keyberry Park Newton Abbot Devon TQ12 1BZ
Proposed dormer extension to accommodate en-suite

RECOMMENDATION: No objection

363. DISTRICT COUNCIL – PLANNING COMMITTEE

None.

364. DEVON COUNTY COUNCIL APPLICATIONS

None.

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

Members noted that planning applications 25/01830/FUL and 25/01831/FUL, relating to 28 and 30 Courtenay Road, Newton Abbot, had been refused by the Local Planning Authority.

Councillor J Bradford reported that she had received an update from the Planning Enforcement Officer confirming that the works currently taking place are internal decoration only.

366. APPLICATIONS IN NEIGHBOURING PARISHES

None.

367. LATE CORRESPONDENCE

None.

368. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 17th February 2026 at 2.00 p.m.

Meeting closed at 14:20 hrs

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