

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 16th SEPTEMBER 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 Gibbs
A Hall
M Joyce
C Parker
M Ryan
L Wood

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

By invitation: Emily Farrell, Newton Abbot CIC Business and
Community Development Manager

177. **APOLOGIES FOR ABSENCE**

A valid reason for absence was received on behalf of Councillor J Bradford.

Apologies were also noted from County Councillors J Fry and M Cockerham.

178. **INTERESTS**

None.

179. **MINUTES**

The minutes of the meeting of the Planning Committee held on 26th August 2025 were received and signed as a correct record.

Cllr A Hall abstained from voting.

180. **PUBLIC PARTICIPATION**

None.

181. **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.

182. TEIGNBRIDGE DISTRICT COUNCIL – LOCAL PLAN REVIEW 2020 – 2040 MAIN MODIFICATIONS

- a) The Chairperson welcomed Emily Farrell to the meeting and invited her to give a presentation on the main modifications of the Local Plan Review, as they affect Newton Abbot.

The presentation covered:

- Timeline and evolution of the Local Plan
- Drivers of main modifications
- Newton Abbot & Kingsteignton Garden Communities Policies
- Housing Allocation changes
- Environmental Policy updates
- District Design Code & Placemaking
- Land Use & Policies Map Changes
- Comparison with other districts
- Analysis
- Limitations

Members were reminded that responses can only be made to the main modifications at this stage.

During discussion, Members raised concerns regarding speculative building and viability and expressed particular concern at the removal of the Design Code.

Thanks were extended to Emily Farrell for her expertise and assistance.

- b) Members were asked to consider formulating a response to the public consultation on the Local Plan Review 2020-2040 Main Modifications. Members considered and discussed the report produced by Emily Farrell, as tabled at the meeting, which identified areas upon which the Council should focus its comments.

Councillors requested additional time to consider the report and submit their comments by email to the Town Clerk. It was noted that the deadline for submitting comments is 1st October 2025.

Arising from the discussion, it was:

RESOLVED that delegated authority be hereby granted to the Town Clerk to prepare and submit the Council's response to the District Council's consultation on the Local Plan Review 2020-2040 Main Modifications.

183. PLANNING APPLICATIONS

Members considered the planning applications received since the last meeting of the

25/01053/HOU
36 Windsor Avenue Newton Abbot Devon TQ12 4DN
First floor rear extension

RECOMMENDATION: No objection

Cllr M Ryan declared a non-pecuniary interest in the application and abstained from voting.

25/00835/FUL
St Lukes Church Hall Laburnum Road Newton Abbot Devon TQ12 4LQ
Change of use from Class F1 to mixed use Class E (Commercial, Business and Service)
to enable the nursery to operate from the hall, and erection of a 1.2m fence.

RECOMMENDATION: No objection

25/01424/FUL
14 Villiers Avenue Newton Abbot Devon TQ12 4AT
Replacement dwelling to create two storey house ton include demolition of existing
garage and associated landscaping.

RECOMMENDATION: Object to the application on the following grounds:

- The proposed development would be out of character with the street scene.
- The proposal represents overdevelopment of the site.

25/01360/HOU
7 Fern Road Newton Abbot TQ12 4NR
Single storey rear extension

RECOMMENDATION: No objection

25/01466/TPO
8 Park View Newton Abbot Devon TQ12 4NX
T1. 1x Silver birch - Reduce overall canopy height from 16m to approximately 12m
above ground level. All cuts will be made back to suitable pruning points with cuts not
exceeding 50mm in diameter.
Reduce the overextending branches growing over the neighbouring garden, on the
south eastern side, by no more than 4m leaving the internal growth to contain the
natural shape of the canopy. All cuts will be made back to suitable growth points with
cuts not exceeding 30mm in diameter.
Remove the lowest primary branch, growing in a south eastern direction, back to the
main stem. Reduce the remaining canopy by no more than 2m back to suitable
pruning points.

25/01418/HOU
33 Orleigh Avenue Newton Abbot Devon TQ12 2TP
Proposed garage conversion into additional accommodation

RECOMMENDATION: No Comment

Cllr M Joyce abstained from voting.

25/01418/HOU
33 Orleigh Avenue Newton Abbot Devon TQ12 2TP
Proposed garage conversion into additional accommodation

RECOMMENDATION: Object, due to over development of the site and potential congested on street parking.

Cllr C Parker abstained from voting.

25/01375/HOU
35 Powderham Road Newton Abbot Devon TQ12 1HB
Proposed new store/shed below the existing decking to front garden.

RECOMMENDATION: No objection subject to ancillary use only.

184. **NAMING OF STREETS**

None.

185. **DISTRICT COUNCIL – PLANNING COMMITTEE**

None.

186. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

188. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

189. **LATE CORRESPONDENCE**

None.

190. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 7th October 2025 at 2.00 p.m.

Meeting closed at 15:00 hrs

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

