

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 7<sup>th</sup> OCTOBER 2025 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

**PRESENT:** Councillors: G Jennings (Vice Chairperson, in the chair)

Councillors: A Gibbs  
A Hall  
M Joyce  
M Ryan  
L Wood

Officers in attendance: Phil Rowe, Town Clerk  
Pierre Doutreligne, Projects & Strategy Officer  
Nigel Canham, Communications Advisor

By invitation: County Councillor J Fry

214. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received on behalf of the Chairperson, Councillor N Yabsley, and Councillors J Bradford and C Parker.

Apologies were received from Linda McGuirk, Principal Administrator.

Apologies were also noted from County Councillor M Cockerham.

215. **INTERESTS**

None.

216. **MINUTES**

The minutes of the meeting of the Planning Committee held on 16<sup>th</sup> September 2025 were received and signed as a correct record.

217. **PUBLIC PARTICIPATION**

None.

218. **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.

219. **PLANNING APPLICATIONS**

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

25/01538/TPO

Long Reach Foxwell Lane Newton Abbot Devon TQ12 2SB  
Large Liquid Amber tree – fell.

**RECOMMENDATION:** Refusal, in line with the comments made in the many objections submitted.

25/01451/MAJ Land To The North Of Howton Road Newton Abbot Devon TQ12 6NB  
Hybrid planning application comprising: (i) Full planning permission for the erection of 33 dwellings together with public open space, landscaping, engineering works (including drainage) and associated infrastructure; and (ii) Outline planning permission for 2 self-build dwellings with access to be determined and all other matters (appearance, landscaping, layout and scale) reserved for future consideration.

**RECOMMENDATION:** Refusal, on the following grounds:-

- poor access and egress;
- premature application due to the link road not being in place;
- concerns about inadequate infrastructure (including sewage).

25/01558/TPO 4 Marlborough Place Newton Abbot Devon TQ12 1QW  
T1: Oak: Reduce overhanging branches into garden by approximately 1.5m.

**RECOMMENDATION:** No objection

25/01488/LBC

13/13A Devon Square Newton Abbot Devon TQ12 2HN

Internal and external alterations including replacement of the damaged front entrance door leaf, repair of historic sash windows, replacement of later casements with traditional sashes, removal of internal partitions and a section of wall will be opened up with masonry nibs retained/rebuilt in lime mortar, blocking up of staircase, historic joinery and plasterwork will be repaired, external steps and canopy will be removed and the garden reinstated with natural stone paving, and black metal railings.

**RECOMMENDATION:** No objection

25/01509/LBCVAR

Pannier Market Market Walk Newton Abbot TQ12 2QZ

Variation of condition 2 on planning permission 24/01143/LBC (Proposed refurbishment and reconfiguration of existing Market Hall building, including partial demolition of later extensions linking the listed Market Hall with the adjacent retail units, proposed external works to public realm of Market Square to improve the setting, and proposed overclad of retail units' north facade to be exposed by demolition

works to match adjacent recent shopfront improvements. Scheme includes new bin store provision in adjacent service yard, and new M & E equipment (replacing existing) to serve the development) to alter New Look north elevation and re-locate bench seating

**RECOMMENDATION:** No objection

25/01573/TPO

40 Seymour Road Newton Abbot Devon TQ12 2PU

T1 Cedar - Crown raise the southern aspect by 2m with four pruning cuts not exceeding 125mm dia. Remove one low hanging branch, one dead branch and one dependant branch in the lower south western crown, cuts not exceeding 100mm diameter. Remove three low hanging branches and one branch which is almost dead in the lower north western crown, cuts not exceeding 100mm diameter. Reduce the side of the mid western and southern crown by 1-2m, achieve with four cuts between 50mm and 70mm.

**RECOMMENDATION:** No objection

25/01533/FUL and 25/01534/LBC

9 Devon Square Newton Abbot Devon TQ12 2HN

Replacement rear extension, new external door to south elevation of Brunel House, chimneys on Brunel House will be removed and capped, external refurbishment of Brunel House including the installation of a new natural slate roof, updated rainwater goods and redecoration.

**RECOMMENDATION:** No objection

25/01564/CAN

8 College Road Newton Abbot Devon TQ12 1EF

G1 - 2 stems of Redwood Cedar growing adjacent to each other forming one continuous crown. Crown raise to the existing crown by approx 3m-4m. Due to the nature of the growth on these trees final cuts may be made 2-3m higher than the eventual crown height.

**RECOMMENDATION:** No objection.

25/01559/LBC

St Leonards Tower Wolborough Street Newton Abbot Devon TQ12 1JQ

Replacement of existing glass louvres with traditional oak louvres and the addition of swift boxes to the inside face of two sets of louvres.

**RECOMMENDATION:** No objection.

220. **NAMING OF STREETS**

None.

221. **DISTRICT COUNCIL – PLANNING COMMITTEE**

None.

222. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

224. **APPLICATIONS IN NEIGHBOURING PARISHES**

24/01959/MAJ - revised plans

Langford Bridge Farm Kingskerswell Road Newton Abbot Devon TQ12 5LA  
Reserved Matters application (appearance, landscaping, layout and scale) for the construction of 88 dwellings including 20% affordable housing, landscaping, public open space and associated site infrastructure; pursuant to Outline Planning Permission 19/00238/MAJ.

**OBSERVATIONS:-**

- As well as the valid comments submitted by Abbotskerswell Parish Council, water harvesting provision should be implemented;
- Teignbridge District Council could consider a deal whereby the Community Infrastructure Levy monies be split between Abbotskerswell Parish Council and Newton Abbot Town Council, in light of how much the residents of the scheme would be using Newton Abbot amenities;
- The scheme does not meet the TDC Local Plan target of 5% of plots on sites of 20 dwellings or more to be serviced and marketed to custom or self-builders.

225. **LATE CORRESPONDENCE**

None.

226. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 28<sup>th</sup> October 2025 at 2.00 p.m.

Meeting closed at 14:41 hrs

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