

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 28<sup>th</sup> JANUARY 2025 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

**PRESENT:** Councillors: M Joyce (Chairperson) Presiding  
N Yabsley (Vice Chairperson)

Councillors: A Hall  
A Gibbs  
G Jennings  
M Ryan

Councillor L Wood was in attendance.

Officer in attendance: Linda McGuirk, Principal Administrator

374. **APOLOGIES**

Apologies for absence were received from Councillors J Bradford, C Parker, Phil Rowe - Town Clerk and Nigel Canham - Communications Adviser.

375. **INTERESTS**

None.

376. **MINUTES**

The minutes of the meeting of the Planning Committee held on 7<sup>th</sup> January 2025 were received and signed as a correct record.

377. **PUBLIC PARTICIPATION**

None.

378. **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.

379. **PLANNING APPLICATIONS**

Members considered the planning applications contained in a report, circulated prior to the meeting, and agreed to submit the following recommendations to the Local Planning Authority:

24/02024/HOU  
Helios 53 Coombeshead Road Newton Abbot Devon TQ12 1PZ  
Construction of single storey extension

**RECOMMENDATION: No objection**

24/02031/HOU  
6 Woodlands Road Newton Abbot Devon TQ12 4ER  
Creation of front porch, single storey rear extension and replacement of roof finish

**RECOMMENDATION: No objection**

25/00042/TPO  
28 Moorland View Newton Abbot Devon TQ12 4EW  
Fell - 12 Leylandii trees

**RECOMMENDATION: No objection**

25/00031/CAN  
12 Forde Park Newton Abbot Devon TQ12 1DB  
Row of Three Western Red Cedar - Proposed works to reduce down by 8-10m in height on all three trees. Tree 1- 25m in heights 1.5m diameter @1.5m Tree 2- 25m in height 0.70m diameter @1.5m Tree 3- 25m in heights 0.73m diameter @1.5m

**RECOMMENDATION: In principle, members raised no objection to a reduction in the height of the trees. However, concerns were raised regarding the proposed reduction of 8–10 meters which was deemed to be excessive and could have a detrimental effect on the trees. It was agreed to support the decision of the District Council's Arboriculture Officer.**

25/00050/CAN  
11 South Road Newton Abbot Devon TQ12 1HQ  
Holm Oak - Prune and crown lift

**RECOMMENDATION: In principle, members raised no objection and noted the application. It was agreed to support the decision of the District Council's Arboriculture Officer.**

**380. NAMING OF STREETS**

The Chairperson, Councillor M Joyce asked members to consider names for future developments. The Vice Chairperson, Councillor N. Yabsley, proposed the use of historically established Newton Abbot business names, such as Petherbridge, Madge Mellor and Chappell's.

**381. DISTRICT COUNCIL – PLANNING COMMITTEE**

It was noted the

**382. DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

**384. APPLICATIONS IN NEIGHBOURING PARISHES**

It was noted that the following planning application will be considered at the Planning Committee meeting scheduled for Tuesday 18<sup>th</sup> February 2025.

24/01959/MAJ

Langford Bridge Farm Kingskerswell Road Newton Abbot Devon TQ12 5LA. Persimmon Homes Ltd Reserved Matters application (appearance, landscaping, layout and scale) for the construction of 86 dwellings including 20% affordable housing, landscaping, public open space and associated site infrastructure

**385. LATE CORRESPONDENCE**

None.

**386. DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 18<sup>th</sup> February 2025 at 2.00 p.m.

Meeting closed at 14:18

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