

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 11<sup>th</sup> MARCH 2025 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

**PRESENT:** Councillors: N Yabsley - Presiding (Vice Chairperson)

Councillors: J Bradford  
A Gibbs  
A Hall  
G Jennings  
M Ryan  
L Wood

Also, in attendance Cllr P Parker

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

Present: 2 x Representatives of Baker Estates

436. **APOLOGIES**

Valid reasons for absence were received on behalf of Councillors M Joyce (Chairperson) and C Parker.

437. **INTERESTS**

Councillor J Bradford declared a non-pecuniary interest in agenda item 5, planning application 25/00174/MAJ as she was a member of 'Newton Says No' action group and South Devon Alliance. Councillor Bradford advised she would take part in discussions and vote.

Councillor A Hall advised that as a District Councillor, and member of the District Council's Planning Committee, he remained open-minded when considering all planning applications.

438. **MINUTES**

The minutes of the meeting of the Planning Committee held on 18<sup>th</sup> February 2025 were received and signed as a correct record.

439. **PUBLIC PARTICIPATION**

None.

440. **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.

#### 441. **PLANNING APPLICATIONS**

25/00241/PIP

Whitehill Cottage Whitehill Road Newton Abbot Devon TQ12 6PR  
Permission in Principle for a residential development of one dwelling

**RECOMMENDATION: No Objection**

25/00255/VAR

12 Haldon Rise Newton Abbot Devon TQ12 4BG  
Variation of condition (b) on planning permission 75/00637/COU to allow sale of hot food between the hours of 9am and 10pm on any day and between the hours of 4:30pm and 10pm on Saturdays and Sundays

**RECOMMENDATION: No Objection as set out, except to Sunday opening.**

*Cllr N Yabsley participated in discussions but abstained from voting.*

25/00325/FUL

Courtenay Park And Newton Road (East Side) Newton Abbot Devon TQ12 3AF  
Installation of Pulse Smart Hubs with integrated digital screens

**RECOMMENDATION: No Objection**

25/00331/TPO

7 Mayflower Avenue Newton Abbot Devon TQ12 4AR  
Douglas fir tree - Remove overhanging branches

**RECOMMENDATION: No Objection**

25/00174/MAJ

Parcel 2.1 East Wolborough, Wolborough Barton Devon TQ12 1EJ  
Reserved matters application, pursuant to outline planning permission 17/01542/MAJ, for the construction of 150 dwellings (Phase 2.1). Approval sought for the appearance, landscaping, layout and scale.

**RECOMMENDATION: No Objection, providing conditions outlining testing and protection of the fen are adhered to.**

*Cllr N Yabsley participated in discussions but abstained from voting.*

*Cllr J Bradford having declared an interest took part in discussions and voting.*

*Following the discussion Cllr P Parker left the meeting.*

24/02062/FUL  
Woodleigh 15 Forde Park Newton Abbot Devon TQ12 1DD  
Replacement of roof covering

**RECOMMENDATION: No Objection, subject to the District Council's Conservation Officer approval.**

25/00300/CAN  
93 Wolborough Street Newton Abbot Devon TQ12 1LW  
Dismantle and fell to ground level 2 mature twin stemmed ash trees and 1 mature single stem ash

**RECOMMENDATION: No Objection**

*Cllr J Bradford abstained from voting.*

25/00358/CAN  
15 College Road Newton Abbot Devon TQ12 1EG  
15 Leyland Cyprus marked on the sketch plan as 1-15 cut these trees down to ground level and remove the stumps to replant with deciduous native hedging

**RECOMMENDATION: No Objection**

*Cllr J Bradford abstained from voting.*

25/00268/HOU  
Pembroke House South Road Newton Abbot Devon TQ12 1HQ  
Installation of ground floor window to west elevation

**RECOMMENDATION: No Objection**

25/00315/HOU  
Dunderdale Lawn Penshurst Road Newton Abbot Devon TQ12 1EN  
Demolition of an existing conservatory and the construction of a replacement conservatory

**RECOMMENDATION: No Objection**

25/00356/HOU  
12 Highwood Grange Newton Abbot Devon TQ12 1QS  
Retention of extension to decking area

**RECOMMENDATION: No Objection**

*Cllr J Bradford abstained from voting.*

#### 442. **NAMING OF STREETS**

Members considered the document compiled by Newton Abbot Museum, which was circulated prior to the meeting, proposing street names for future developments based on historic Newton Abbot businesses. The Principal Administrator advised that the suggested names had been reviewed against the District Council's Street Naming and

Numbering Policy. It was noted that seven of the eight proposed names met the criteria outlined in section 3.9.2, while one did not comply.

Members were further informed that a request had been received from the District Council regarding the naming and numbering of Phases 2.2 and 2.3 of the Wolborough development. Outline planning permission has been granted for 1,210 homes, two care homes, a primary school, and a local centre. Given the ongoing nature of the development, there will be a continuous requirement for street names. It was therefore suggested that the Town Council compile a list of potential names to streamline the process.

The Town Council has been requested to submit an initial list of ten street names for consideration by 2nd April 2025. The Communications Advisor reminded members that a list of potential street names had previously been compiled for review. This list will be formally considered at the Planning Committee meeting scheduled for 1st April 2025.

**443. DISTRICT COUNCIL – PLANNING COMMITTEE**

None.

**444. DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

**446. APPLICATIONS IN NEIGHBOURING PARISHES**

None.

**447. LATE CORRESPONDENCE**

None.

**448. DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 1<sup>st</sup> April 2025 at 2.00 p.m.

Meeting closed at 15:08

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