

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 22nd APRIL 2025 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

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

Councillors: A Gibbs
G Jennings
C Parker
M Ryan

Officer in attendance: Phil Rowe, Town Clerk
Nigel Canham, Communications Advisor

502. **APOLOGIES**

Valid reasons for absence were received on behalf of Councillors A Hall and L Wood and from Linda McGuirk, Principal Administrator and Pierre Doutreligne, Projects & Strategy Officer.

Councillor J Bradford did not attend.

503. **INTERESTS**

None declared.

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

504. **MINUTES**

The minutes of the meeting of the Planning Committee held on 1st April 2025 were received and signed as a correct record.

505. **PUBLIC PARTICIPATION**

None.

506. **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.

507. **PLANNING APPLICATIONS**

20/00950/MAJ

Land At Houghton Barton Howton Lane Newton Abbot Devon
Construction of section of A382/A383 link road, between A383 and Howton Road,
including A383 junction upgrades and associated works

RECOMMENDATION: Strongly Object on the following grounds:

Highways & Safety Concerns

- The application fails to sufficiently address highways infrastructure concerns, which will significantly impact traffic flow, road safety, and local accessibility:
- Poor access to the development with lack of consideration for public safety and accessibility. It is essential that the national speed limit is reduced well in advance of the development. The junction with Seale Hayne raises significant safety risks.
- A roundabout should be considered instead of a right-hand turn to enhance road safety and support Vision Zero and DCC HATOC objectives.

25/00453/HOU

40 Shobbrook Hill Newton Abbot Devon TQ12 1UZ
First floor rear extension

RECOMMENDATION: No objection.

25/00415/HOU

14 St Lukes Road Newton Abbot Devon TQ12 4NE
Rear dormer to create loft conversion.

RECOMMENDATION: No objection.

25/00483/HOU

15 Villiers Avenue Newton Abbot Devon TQ12 4AT
Detached garage

RECOMMENDATION: No objection.

25/00479/HOU

19 Hawkins Road Newton Abbot Devon TQ12 4HJ
Two storey extension

RECOMMENDATION: No objection, subject to ancillary use only condition being included.

25/00542/CAN

Courtenay Park Gardens Courtenay Park Newton Abbot Devon TQ12 2HB
T131 x Unknown Broadleaf - Fell to ground level. Works are part of Teignbridge risk management programme and are being undertaken to reduce the risk associated with them.

RECOMMENDATION: No objection, and request the District Council give consideration to replacing the tree with a suitable indigenous specimen.

25/00519/LBC
14 Devon Square Newton Abbot Devon TQ12 2HR
Creation of en-suite bathroom within first floor bedroom.

RECOMMENDATION: No objection.

Councillor C Parker abstained from voting.

25/00578/CAN
3 St Michaels Courtenay Road Newton Abbot Devon TQ12 1HW
T1 - Twin stem Holm oak approx 18m remove southern stem back to the main union approx 1.5m above ground and reduce north stem by 3m.
T2- suppressed juvenile Sycamore. Fell tree.
T3 - Mature Pine tree. no work required.

RECOMMENDATION: No objection.

25/00583/CAN
6 Lonsdale Road Newton Abbot Devon TQ12 1DT
T1 & T2 - 2x Norway Spruce - sectionally dismantle, fell, and remove both trees to ground level.

RECOMMENDATION: No comment due to lack of information accompanying the application and defer to the Teignbridge Arboriculture Officer.

25/00543/CAN
71 Church Road Newton Abbot Devon TQ12 1AN
T1 x section of laurel- Crown lift to 4m and back behind footpath edge- footway side(s) only - footpath side safety management. Works are part of Teignbridge risk management programme and are being undertaken to reduce the risk associated with them.

RECOMMENDATION: No objection.

25/00595/LBC
79 & 79A Wolborough Street Newton Abbot Devon TQ12 1LG
Installation of new gas pipework

RECOMMENDATION: No objection, but express concern at the lack of forethought if the road needs to be closed to facilitate the supply bearing in mind the recent extensive works by Wales & West Utilities in the area.

25/00508/HOU
2 Keyberry Park Newton Abbot Devon TQ12 1BZ
Demolition of two storey rear extension and construction of new two storey rear extension

RECOMMENDATION: No objection.

508. NAMING OF STREETS

None.

509. DISTRICT COUNCIL – PLANNING COMMITTEE

None.

510. DEVON COUNTY COUNCIL APPLICATIONS

None.

511. PLANNING APPLICATIONS AT VARIANCE WITH TOWN COUNCIL’S OBSERVATIONS

None.

512. APPLICATIONS IN NEIGHBOURING PARISHES

25/00345/MAJ

Langford Bridge Farm Kingskerswell Road Newton Abbot Devon

Reserved Matters application (appearance, landscaping, layout and scale) for the construction of highway and drainage (infrastructure phase); pursuant to Outline Planning Permission reference 19/00238/MAJ

RECOMMENDATION: Noted.

513. LATE CORRESPONDENCE

The Chairperson, Councillor Mike Joyce, advised of the response received from South West Water (SWW), as read to the meeting, regarding its capacity to connect the proposed Wolborough development to the existing foul drainage infrastructure.

514. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 13th May 2025 at 2.00 p.m.

At the closure of the meeting the Chairperson, Councillor M Joyce, informed Members that he would not be seeking the position of Chairperson of the Planning Committee after the Annual Meeting. He would however still be in the chair at the 13th May meeting.

Meeting closed at 14:45 hrs

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