

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 13th MAY 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: J Bradford
A Hall
A Gibbs
G Jennings
M Ryan
L Wood

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

515. **APOLOGIES**

A valid reason for absence was received on behalf of Councillor Colin Parker.

516. **INTERESTS**

None declared.

517. **MINUTES**

The minutes of the meeting of the Planning Committee held on 22nd April 2025 were received and signed as a correct record.

518. **PUBLIC PARTICIPATION**

None.

519. **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.

520. **PLANNING APPLICATIONS**

25/00440/REM
Daracombe Park Mile End Road Newton Abbot Devon TQ12 1RW

Approval of details for three dwellings (approval sought for appearance, landscaping, layout and scale)

RECOMMENDATION: Newton Abbot Town Council raises no objection in principle to the proposal, provided that suitable, safe access and egress to the site during the construction phase can be ensured due to the location and nature of the site. Members requested that the required Management Plan is submitted and approved prior to the application being determined

Cllrs J Bradford and A Hall abstained from voting.

25/00548/FUL

100 Queen Street Newton Abbot Devon TQ12 2EU

Dwelling

RECOMMENDATION: Newton Abbot Town Council objects to the application on the following grounds:

- **Access Concerns – Members are not satisfied that safe and suitable access and egress to the site can be achieved.**
- **Overdevelopment – The scale and layout of the proposed dwellings represents an overdevelopment of the site.**

25/00549/LBC

100 Queen Street Newton Abbot Devon TQ12 2EU

Dwelling

RECOMMENDATION: Newton Abbot Town Council objects to the application on the following grounds:

- **Access Concerns – Members are not satisfied that safe and suitable access and egress to the site can be achieved.**
- **Overdevelopment – The scale and layout of the proposed dwellings represents an overdevelopment of the site.**

25/00517/HOU

1 Lonsdale Road Newton Abbot Devon TQ12 1DT

Replace workshop with new garden room for recreational/home office/guest usage and associated works.

RECOMMENDATION: No Objection.

Cllrs G Jennings, L Wood and J Bradford abstained from voting.

25/00652/CAN

Forde Park Gardens Forde Park Newton Abbot

1 x Incense Cedar - Remove defective branches

RECOMMENDATION: No Objection.

25/00713/CAN

The Croft 22 College Road Newton Abbot Devon TQ12 1EQ

Lower garden area;

1x Monterey Cypress (G003 - Southernmost tree marked with orange paint) -

Sectionally dismantle, fell, and remove to ground level using lowering and rigging techniques to safely control each section's descent in accordance with industry best practices. Remove ivy cladding up to x1.50 metres from ground level of neighbouring tree and reinspect in 12 months.

RECOMMENDATION: No Objection.

Cllr J Bradford abstained from voting.

25/00728/HOU

5 Forde Park Newton Abbot Devon TQ12 1DE

Replacement of windows to front elevation

RECOMMENDATION: No Objection.

521. NAMING OF STREETS

None.

522. DISTRICT COUNCIL – PLANNING COMMITTEE

Councillor A Hall advised there is a site visit to Howton Barton on Wednesday 14th May.

523. DEVON COUNTY COUNCIL APPLICATIONS

None.

524. PLANNING APPLICATIONS AT VARIANCE WITH TOWN COUNCIL'S OBSERVATIONS

None.

525. APPLICATIONS IN NEIGHBOURING PARISHES

None.

526. LATE CORRESPONDENCE

None.

527. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 3rd June 2025 at 2.00 p.m.

At the closure of the meeting the Chairperson, Councillor M Joyce, thanked the committee for their support during his period as Chairperson of the Planning Committee.

Meeting closed at 14:25 hrs

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