

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 3<sup>rd</sup> JUNE 2025 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

**PRESENT:** Councillors: N Yabsley – Presiding (Chairperson)  
G Jennings (Vice Chairperson)

Councillors: J Bradford  
A Hall  
A Gibbs  
M Joyce  
C Parker  
M Ryan  
L Wood

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

12. **ELECTION OF CHAIRPERSON OF THE PLANNING COMMITTEE 2025/26**

Nominations were received for the election of the Chairperson of the Planning Committee for the year 2025/2026.

Accordingly, it was:

**RESOLVED** that Councillor Nick Yabsley be elected Chairperson of the Planning Committee for the year 2025/2026.

*Cllr J Bradford abstained from voting.*

13. **APOLOGIES FOR ABSENCE**

All members were present. An apology was noted from Nigel Canham, Communications Advisor.

14. **APPOINTMENT OF VICE CHAIRPERSON OF THE PLANNING COMMITTEE 2025/26**

Nominations were received for the appointment of the Vice Chairperson of the Planning Committee for the year 2025/2026.

Accordingly, it was:

**RESOLVED** that Councillor Gwen Jennings be appointed Vice Chairperson of the Planning Committee for the year 2025/2026.

*Cllr J Bradford abstained from voting.*

15. **INTERESTS**

None declared.

16. **MINUTES**

The minutes of the meeting of the Planning Committee held on 13<sup>th</sup> May 2025 were received and signed as a correct record.

*Cllr J Bradford abstained from voting.*

17. **COMMITTEE TERMS OF REFERENCE**

The Committee gave due consideration to the Terms of Reference for the Planning Committee, circulated prior to the meeting.

Accordingly, it was:

**RESOLVED** that the Terms of Reference for the Planning Committee be hereby, approved and adopted.

18. **PUBLIC PARTICIPATION**

None.

19. **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.

20. **PLANNING APPLICATIONS**

25/00895/TPO

21 Coombeshead Road Newton Abbot Devon TQ12 1PY

Monterey cypress (T1) - Crown reduced by 3 metres roadside with final cuts not bigger than 50mm.

**RECOMMENDATION: No objection**

25/00882/FUL

Jewson Forde Road Newton Abbot Devon TQ12 4AD

Refurbishment and reconfiguration of existing builders merchant (sui generis) including external works to the existing warehouses, new yard layout including revised external storage arrangements including storage racking and covered cantilever storage racking, reconfigured tool hire compound, revised car parking and servicing arrangements and associated works.

**RECOMMENDATION: No objection**

25/00657/FUL

20 - 22 Queen Street Newton Abbot Devon TQ12 2EF

Construction of internal walls to create two separate retail units, removal of redundant lift mechanism, change window to door and remove external door gates

**RECOMMENDATION: No objection**

25/00658/LBC

20 - 22 Queen Street Newton Abbot Devon TQ12 2EF

Construction of acoustic and fire-resistant internal walls to sub-divide the space, removal of redundant lift mechanism, removal of window that is changed into door and insertion of an external door to the rear of the premises

**RECOMMENDATION: No objection**

25/00369/FUL

18 Powderham Road Newton Abbot Devon TQ12 1EU

Change of use from a single dwelling to three self-contained flats for supported living and associated external works.

**RECOMMENDATION: No objection**

25/00801/TPO

The Coach House 8 Forde Park Newton Abbot Devon TQ12 1DB

1 X Bay Tree - Reduce overall height to a finished height of approximately 3 meters from ground level and to trim the side growth to clear away from driveway.

**RECOMMENDATION: No objection**

21. **NAMING OF STREETS**

None.

22. **DISTRICT COUNCIL – PLANNING COMMITTEE**

Councillor Gwen Jennings asked for clarification on what a *watching brief* is and who is responsible for enforcement? Members discussed the Bradley Lane site.

23. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

25. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

26. **LATE CORRESPONDENCE**

None.

27. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 24<sup>th</sup> June 2025 at 2.00 p.m.

Meeting closed at 14:27 hrs

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