

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 23<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  
M Ryan  
L Wood

Also, present Councillor P Parker

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

Also, present County Councillor J Fry  
County Councillor M Cockerham

**82. APOLOGIES FOR ABSENCE**

A valid reason for absence was received on behalf of Councillor C Parker and Nigel Canham, Communications Advisor.

**83. INTERESTS**

Councillor M Joyce declared a non-pecuniary interest in agenda item 5, planning application 25/00933/CAN as the applicant is an acquaintance. Councillor Joyce advised that he would take part in discussions but not vote.

Councillor J Bradford declared a non-pecuniary interest in agenda item 5, planning application 24/01205/MAJ as she was a member of 'Newton Says No' action group. 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.

**84. MINUTES**

The minutes of the meeting of the Planning Committee held on 3<sup>rd</sup> June 2025 were received and signed as a correct record.

**85. PUBLIC PARTICIPATION**

None.

**86. 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.

## 87. **PLANNING APPLICATIONS**

23/00937/COND1

Land At Ngr 283353 72691 Howton Road Newton Abbot  
Discharge of Conditions 4 (Affordable Housing Statement), 5 (S106), 8 (CEMP), 14 (LEMP), 15 (Waste Audit), 16 (SUDS provision), 17 (Foul Drainage) and 19 (CMP) following grant of permission 23/00937/MAJ - Variation of condition 8, on planning permission 17/02166/MAJ (Outline application for up to 20 custom build dwellings (approval sought for means of access) to provide landscape and visual appraisal addendum, and highways and drainage information

### **RECOMMENDATION: No Objection**

Cllrs J Bradford and A Hall abstained from voting.

25/00742/FUL

36 Broadlands Avenue Newton Abbot Devon TQ12 1SL  
Detached 3-bedroom dwelling within the existing curtilage of the property at 36 Broadlands Avenue.

### **RECOMMENDATION: Recommend Refusal, the proposed development is considered to represent an overdevelopment of the site, the proposal raises significant concerns regarding highways access to the site.**

25/00772/LBC

133 East Street Newton Abbot Devon TQ12 2LQ  
Replacement of front door and two windows to front elevation, removal of two internal fireplaces and installation of new external pipework to rear of property

### **RECOMMENDATION: No Objection**

25/01004/TPO

Sandford Orleigh, The Lodge Orleigh Park Newton Abbot Devon TQ12 2SQ  
T1 - Sycamore. lower branches encroaching over garage roof. prune to give 2m clearance. Thin crown by 10% due to the density and shading of the property below (3 Orleigh Avenue). Remove 4 lowest branches over the neighbouring property below to reduce the effect of a domineering tree which is situated on top of the boundary embankment.

### **RECOMMENDATION: No Objection**

25/00995/FUL

Wolborough Church Of England Nursery And Primary School Union Street Newton Abbot Devon TQ12 2JU

Demolition of the existing PE store, alterations and extension to the Rundle Room building to provide a dedicated nursery facility including raised decked play area, canopy and associated external works

**RECOMMENDATION: No Objection**

25/01022/FUL

21 Union Street Newton Abbot Devon TQ12 2JX

Change of use from Class E (shop) to Class C3 (dwelling house)

*At 14:16 hours Councillor M Ryan entered the meeting.*

**RECOMMENDATION: No Objection**

24/01275/FUL

64 Queen Street Newton Abbot Devon TQ12 2ER

Renovation and extension of existing building to create storage, a small office space and a one bedroom apartment

**RECOMMENDATION: No Objection**

25/00933/CAN

102 Torquay Road Newton Abbot Devon TQ12 2JD

Front garden: Mixed Species Boundary Hedges - Trim top and front facing sides hard back to previous pruning points and reshape as necessary, including the roadside aspect.

Wisteria (front corner) - Cut back hard in line with the adjacent hedge line to maintain uniformity.

1x Holm Oak - Trim all round, reducing growth hard back to previous pruning points and shape to maintain form and overall size.

Rear Garden: Mixed Species Boundary Hedges - Trim top and front-facing sides hard back to previous pruning points and reshape to maintain definition.

1x Small Apple Tree - Carry out a formative prune to enhance structure and shape.

**RECOMMENDATION: No Objection**

*Cllr M Joyce declared an interest in the application, spoke but did not vote.*

24/01205/MAJ

Wolborough Barton Coach Road Newton Abbot Devon TQ12 1EJ

Reserved matters application for approval of appearance, layout, scale and landscaping pursuant to outline planning permission 17/01542/MAJ for Local Centre development including convenience store, farm shop, commercial and business units, 9 dwellings, with associated parking and infrastructure.

**RECOMMENDATION: Recommend the application s deferred until the pre-commencement condition 20 is satisfied.**

*Cllr A Hall abstained from voting.  
Cllr J Bradford declared an interest but spoke and voted.*

25/01012/FUL

28 Courtenay Road Newton Abbot Devon TQ12 1HE

Change of use from former nursing home (Use Class C2) to large HMO comprising 14 non self-contained rooms and ancillary accommodation (Sui Generis)

**RECOMMENDATION: Members resolved to support the application in principle, subject to the following conditions being satisfactorily addressed:**

- 1. Provision of Sufficient Parking, adequate on-site parking must be provided to meet the needs of the proposed development.**
- 2. Cycle Storage Facilities, secure and accessible cycle storage must be incorporated into the scheme to promote sustainable transport options.**
- 3. Waste Management, arrangements must be made for the regular collection of waste, with appropriate bin storage facilities provided within the site layout.**

*Cllrs J Bradford, A Hall and M Joyce abstained from voting.*

25/01014/FUL

30 Courtenay Road Newton Abbot Devon TQ12 1HE

Change of use from former nursing home (Use Class C2) to large HMO (Sui Generis) comprising 12 nonself-contained rooms with ancillary kitchen and communal accommodation together with 2 self-contained flats (Use Class C3) at lower ground floor.

**RECOMMENDATION: Members resolved to support the application in principle, subject to the following conditions being satisfactorily addressed:**

- 1. Provision of Sufficient Parking, adequate on-site parking must be provided to meet the needs of the proposed development.**
- 2. Cycle Storage Facilities, secure and accessible cycle storage must be incorporated into the scheme to promote sustainable transport options.**
- 3. Waste Management, arrangements must be made for the regular collection of waste, with appropriate bin storage facilities provided within the site layout.**

*Cllrs J Bradford, A Hall and M Joyce abstained from voting.*

## 88. **NAMING OF STREETS**

None.

The Town Clerk advised Members that the District Council's policy for naming and numbering blocks of flats is to allocate a street number per entrance. Accordingly, the development at Sherborne Road Car Park would be addressed as follows:

- Flat 1–8, 20 Kingsteignton Road, Newton Abbot (Postcode to be confirmed by Royal Mail)

- Flat 1–15, 22 Kingsteignton Road, Newton Abbot (Postcode to be confirmed by Royal Mail)

The Town Clerk further explained that if the Town Council wished to proceed with the previously proposed name '*Elm Court*', the District Council would require a second name to be allocated to the second entrance.

Members noted the update and expressed satisfaction with the proposed numbering system.

**89. DISTRICT COUNCIL – PLANNING COMMITTEE**

None.

**90. DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

**92. APPLICATIONS IN NEIGHBOURING PARISHES**

None.

**93. LATE CORRESPONDENCE**

None.

**94. DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 15<sup>th</sup> July 2025 at 2.00 p.m.

Meeting closed at 14:41 hrs

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