

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 26th AUGUST 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: A Gibbs
M Joyce
M Ryan

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

147. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received on behalf of Councillors J Bradford, A Hall, C Parker and L Wood.

Apologies were also noted from County Councillors J Fry and M Cockerham.

148. **INTERESTS**

None

149. **MINUTES**

The minutes of the meeting of the Planning Committee held on 5th August 2025 were received and signed as a correct record.

150. **PUBLIC PARTICIPATION**

None.

151. **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.

152. **PLANNING APPLICATIONS**

Members considered the planning applications received since the last meeting of the Committee.

25/01348/TPO

Daracombe Park, 1 The Lawns Mile End Road Newton Abbot Devon TQ12 1RW

T1884 - Holm Oak - Undertake a crown lift to raise the canopy to 5.2 metres above the highway to provide adequate clearance for vehicular traffic.

T1886 - Bay tree - Sectionally dismantle and fell the tree.

T1887 - Holm Oak - Remove deadwood overhanging the highway.

T1888 - Holm Oak - Sectionally dismantle and fell the tree.

T1889 - Holm Oak - Reduce the northern aspect of the crown by up to 1.5 metres to decrease the probability of branch failure onto the garden area.

T1890 - Holm Oak - Remove the splitting branch down to the point of new growth as a priority. Additionally, topping the tree at approximately 4 metres above ground level

T1891 - Holm Oak - It is advised to prune the southernmost branch by approximately 1.5 metres.

RECOMMENDATION: No Objection

25/01276/TPO

54 Oakland Road Newton Abbot Devon TQ12 4EA

T1 English Oak - Crown reduction in height by 4m to leave a tree 16m tall

RECOMMENDATION: No Objection

25/01293/TPO

8 Poplar Close Newton Abbot Devon TQ12 4PG

Four Larch trees – fell.

RECOMMENDATION: No Objection

25/01150/HOU

63 Lime Tree Walk Newton Abbot Devon TQ12 4LF

Single storey rear extension to form utility room and replacement garage.

RECOMMENDATION: No Objection

25/01291/TPO

Apple Tree House Sunnybank Newton Abbot Devon TQ12 2ST

T1 - Beech: Tree - removal and replacing with new tree(s) within the area.

RECOMMENDATION: No Objection

25/01145/HOU

31 Keyberry Road Newton Abbot Devon TQ12 1BX

Driveway to the front of the property and dropped kerb

RECOMMENDATION: No Objection

25/01333/TPO

1 Milton Court College Road Newton Abbot Devon TQ12 1EE

T1 - Oak tree - fell

RECOMMENDATION: No objection, subject to replacement with a suitable native species.

153. **TEIGNBRIDGE DISTRICT COUNCIL'S DRAFT COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE - EXAMINATION**

Members were asked to consider representation of the Town Council at the forthcoming examination hearing of the draft Teignbridge Community Infrastructure Levy (CIL) Charging Schedule, scheduled to take place on 30th September 2025.

The Town Clerk provided a summary of the comments previously submitted by the Town Council, together with the responses received from Teignbridge District Council. Following consideration of the options for representation, and arising from discussion, it was:

RESOLVED that the Chairperson of the Planning Committee, Councillor Nick Yablsey and the Town Clerk represent the Town Council at the forthcoming examination hearing of the draft Teignbridge Community Infrastructure Levy (CIL) Charging Schedule.

154. **A BOARDS**

The Projects & Strategy Officer provided an overview regarding the use of A Boards within the town.

Councillors raised concerns about the impact of A Boards on footpaths and noted that some businesses were leaving their boards on different streets, directing members of the public to their premises. It was suggested that advice be sought from the Royal National Institute for the Blind (RNIB) in relation to accessibility.

Issues discussed included the size of boards, and the importance of ensuring that they do not cause an obstruction. Reference was made to the Museum A Board which is located outside of St Leonard's Clock Tower to ensure volunteers are trained to position the board is appropriately.

Members questioned whether businesses were aware of the requirement for Public Liability Insurance (PLI) in relation to A Boards.

Thanks were extended to the Projects & Strategy Officer for liaising with Devon County Council Highways, it was agreed that the situation should continue to be monitored and reported back to Members as necessary. The Projects & Strategy Officer further suggested that an article be placed in The Cryer newsletter to raise awareness.

155. **NAMING OF STREETS**

None.

156. **DISTRICT COUNCIL – PLANNING COMMITTEE**

None.

157. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

159. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

160. **LATE CORRESPONDENCE**

Members noted a letter, as circulated prior to the meeting, from the Wolborough Residents Association commenting on the proposal to introduce a 30mph speed limit on a section of the Old Totnes Road.

The Communications Advisor enquired whether there was an update on the works required on Queen Street to make it accessibility compliant prior to adoption by Highways. The Town Clerk advised that a site meeting has been scheduled.

161. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 16th September 2025 at 2.00 p.m.

Meeting closed at 14:50 hrs

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