

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 12th MAY 2026 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillor: N Yabsley (Chairperson) Presiding
G Jennings (Vice Chairperson)

Councillors: A Gibbs
C Parker
M Ryan
L Wood

Officers in attendance: Linda McGuirk, Principal Administrator
Pierre Doutreligne, Projects & Strategy Officer

Prior to the commencement of the meeting, the Chairperson, Councillor Nick Yabsley, thanked Councillor Gwen Jennings for chairing meetings in his absence. The Chairperson also expressed thanks to Councillor Mike Joyce for his work in supporting the Planning Committee and for his mentoring and guidance.

471. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received from Councillors J Bradford, A Hall and M Joyce.

Apologies were also noted from Nigel Canham, Communications Advisor.

472. **INTERESTS**

None.

473. **MINUTES**

The minutes of the meeting of the Planning Committee held on 21st April 2026 were received and signed as a correct record.

474. **PUBLIC PARTICIPATION**

None.

475. **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.

476. **PLANNING APPLICATIONS**

25/01451/MAJ

Land To The North Of Howton Road Newton Abbot Devon TQ12 6NB

Hybrid planning application comprising: (i) Full planning permission for the erection of 33 dwellings together with public open space, landscaping, engineering works (including drainage) and associated infrastructure; and (ii) Outline planning permission for 2 self-build dwellings with access to be determined and all other matters (appearance, landscaping, layout and scale) reserved for future consideration.

RECOMMENDATION: Members supported the application in principle, subject to concerns regarding:

- **inadequate highway - access and egress arrangements;**
- **insufficient sewage provision.**

26/00727/VAR

Land Adjacent 77 Exeter Road Newton Abbot Devon

Variation of conditions 2, 5, 7, 10, 11 and 12 and removal of condition 3 on planning permission 22/01280/FUL (Two dwellings with garages and parking) to amend the design, layout and tree management.

RECOMMENDATION: No objection

26/00755/TPO

26 Spring Close Newton Abbot Devon TQ12 1YH

Oak tree - Lowest branch that is overhanging to be removed

RECOMMENDATION: No objection

26/00752/TPO

50A Seymour Road Newton Abbot Devon TQ12 2PU

T001: Monterey Pine: Reduce north and north western aspect of the canopy by 2m. Remove major and moderate deadwood.

T002: Monterey Pine: Remove major and moderate deadwood. All to spec as per attached tree survey.

RECOMMENDATION: No objection

26/00602/CAN

3 South Road Newton Abbot Devon TQ12 1HQ

Scots Pine Tree No.1 - Reduction by 1-1.5m max and no more than 20% of the branch. Crown thinning of dead wood - no more than 20%.

RECOMMENDATION: No objection

477. **DISTRICT COUNCIL – PLANNING COMMITTEE**

None.

478. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

480. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

481. **LATE CORRESPONDENCE**

None.

482. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 2nd June 2026 at 2.00 p.m.

Meeting closed at 14:33 hrs

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