

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 4th AUGUST 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
A Hall
L Wood

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

133. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received from Councillors J Bradford, C Parker and M Ryan.

Apologies were also noted from County Councillor J Fry and Nigel Canham, Communications Advisor.

134. **INTERESTS**

None.

135. **MINUTES**

The minutes of the meeting of the Planning Committee held on 14th July 2026 were received and signed as a correct record.

136. **PUBLIC PARTICIPATION**

None.

137. **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.

138. **PLANNING APPLICATIONS**

26/01092/HOU
4 Applegarth Avenue Newton Abbot Devon TQ12 1RP
Single storey rear extension following demolition of an existing conservatory.

RECOMMENDATION: No objection

26/01057/HOU

Lillys Cove Ogwell Mill Road Newton Abbot TQ12 1PG

Driveway gradient alterations and conversion of single storey garage into hobby room/store with window/door replacing garage door.

RECOMMENDATION: No objection

26/01083/TPO

The Sand Martins St Marychurch Road Newton Abbot Devon TQ12 4BU

T001 - Oak - Reduce canopy by 3m and remove all moderate and major deadwood T002 - Beech - Instal cobra brace to alleviate loading on primary union. Inspect southern side of base from rope and harness T003 - Oak - Reduce tree by 5-6m. Install cobra bracing system between both stems, 4 tonne brace.

RECOMMENDATION: No objection

26/01034/HOU

50 Ridgeway Road Newton Abbot Devon TQ12 4LS

Terrace to rear of property

RECOMMENDATION: No objection

26/01198/TPO

Foxlands Villiers Avenue Newton Abbot Devon TQ12 4AT

T1 - Multi-stem Birch (One Stem Failed) - Fell the remaining stem to as close to ground level as practicable following the failure of the adjacent stem. G1 - 4x Birch Trees (Adjacent to Garage) - Reduce each tree by approximately 3 metres, pruning back to suitable previous pruning points where practicable. T2 - Young Spruce (Raised Bank Adjacent to House) - Fell the tree to as close to ground level as practicable.

RECOMMENDATION: No objection

26/00910/HOU

14 The Avenue Newton Abbot Devon TQ12 2BY

Proposed rear single storey ground floor extension and first floor extension.

RECOMMENDATION: No objection

26/00924/HOU

5 Seymour Road Newton Abbot Devon TQ12 2PT

Two storey extension to the side and rear, single storey extension to the rear, new porch and internal alterations.

RECOMMENDATION: No objection

26/01066/HOU

61 Highweek Road Newton Abbot Devon TQ12 1TS

Construction of a lean-to garage

RECOMMENDATION: No objection

26/01153/CAN
9 South Road Newton Abbot Devon TQ12 1HQ
T1 - Beech - Reduce back to previous cut points at 1-2m

RECOMMENDATION: No objection

26/01074/HOU
10 Courtenay Road Newton Abbot Devon TQ12 1HP
Rebuilding of 2 detached garages

RECOMMENDATION: No objection

139. **DISTRICT COUNCIL – PLANNING COMMITTEE**

Councillor A Hall reported that application 25/01844/MAJ - Land To The East Of Buckland Road Newton Abbot had been approved.

It was noted that the Public Inquiry into the NA3 Wolborough development opened today.

140. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

None.

142. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

143. **LATE CORRESPONDENCE**

None.

144. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 25th August 2026 at 2.00 p.m.

Meeting closed at 14:25 hrs

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