

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 25th AUGUST 2026 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

PRESENT: Councillor: G Jennings (Vice Chairperson) Presiding

Councillors: A Gibbs
C Parker
M Ryan
L Wood

Officers in attendance: Linda McGuirk, Principal Administrator
Pierre Doutreligne, Projects & Strategy Officer
Nigel Canham, Communications Advisor

By invitation: Freeman M Hocking

Also present: County Councillor M Cockerham
County Councillor J Fry
A representative of the Newton Abbot Civic Society
1 x Member of the public

154. **APOLOGIES FOR ABSENCE**

Valid reasons for absence were received from Councillors J Bradford, A Hall and N Yabsley (Chairperson).

155. **INTERESTS**

None.

156. **MINUTES**

The minutes of the meeting of the Planning Committee held on 4th August 2026 were received and signed as a correct record.

157. **PUBLIC PARTICIPATION**

In accordance with the Council's rules of public participation, a representative of Newton Abbot Civic Society and Freeman Mike Hocking had requested to speak in respect of planning application 26/01133/FUL, Bradley Manor Weir.

The Vice-Chairperson, Councillor G Jennings, advised that they would be invited to speak when the application was reached on the agenda.

158. **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.

159. **PLANNING APPLICATIONS**

26/01133/FUL

Bradley Manor Weir Totnes Road Newton Abbot Devon TQ12 6BN

Removal of the existing weir including site grading where the weir was and bank protection.

Prior to Members considering the above application, the representative of Newton Abbot Civic Society read a statement objecting to the removal of Bradley Weir. Concerns were raised regarding the flow of water, whether the River Lemon was a significant spawning ground for salmon, the loss of a heritage asset and a preference for the provision of a fish passage rather than the removal of the weir.

Freeman Mike Hocking raised concerns regarding the protection of trees that are subject to Tree Preservation Orders and the need for particular care when operating machinery in their vicinity. He also raised concerns regarding the potential impact of the proposals on flood risk both upstream and downstream, including the level of protection afforded to residential properties downstream. Further concerns were expressed regarding the effect of the proposed removal of the weir on water flows within the historic Leat, including the section owned by the Town Council, and the potential for this section to remain dry.

The Vice-Chairperson, Councillor G Jennings, shared the consultee responses received from Natural England and the District Council's Drainage Assets with Members. Members discussed the application at length, accordingly it was:

Recommendation: Object on the grounds of the potential adverse impact on Bradley Leat arising from a reduction or alteration in water flows and changes in water levels, together with concerns regarding potential flood risk.

Cllr C Parker abstained from voting.

26/01263/HOU

27 Kiln Orchard Newton Abbot Devon TQ12 1PJ

Proposed replacement steps and new pedestrian entrance for disabled access.

Recommendation: No objection

26/01248/HOU

Perry Farm Perry Lane Newton Abbot Devon TQ12 6QA

Extensions and alterations to the existing dwelling including an attic conversion with dormer, single-storey rear extension and one-and-a-half storey sunken garden room.

Recommendation: No objection

26/01305/TPO

Bramble Court Barn Whitehill Road Newton Abbot TQ12 6PR

Ash (T1 & T2) - Reduce by approx. 50%. Leave as a High Pollard.

Oak (T3) - Reduce canopy by approx. 1.5 Metres.

Recommendation: No objection

26/01219/TPO

21 Beechwood Avenue Newton Abbot Devon TQ12 4LJ

Reduce the overall height of the Monterey pine by approximately 20%. Reduce the branches overhanging.

Recommendation: No comment

Cllr C Parker abstained from voting.

26/01266/TPO

Stable House Wolborough Close Newton Abbot Devon TQ12 1HR

T1 - Lawson cypress. Remove split branch. T2 - Lawson cypress. sectional fell to ground level due to is poor form and limited options on managing it.

Recommendation: No objection

160. **DISTRICT COUNCIL – PLANNING COMMITTEE**

None.

161. **DEVON COUNTY COUNCIL APPLICATIONS**

None.

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

Members noted that the following application had been determined by the District Council at variance with the Town Council's recommendation:

26/01050/HOU – Long Reach, Foxwell Lane, Newton Abbot, TQ12 2SB

The application had been refused by the District Council.

163. **APPLICATIONS IN NEIGHBOURING PARISHES**

None.

164. **LATE CORRESPONDENCE**

None.

165. **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 15th September 2026 at 2.00 p.m.

Meeting closed at 14:40 hrs

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