

MINUTES OF THE MEETING OF THE **PLANNING COMMITTEE** HELD ON **TUESDAY 1<sup>st</sup> APRIL 2025 AT 2.00 P.M.** AT NEWTON'S PLACE, WOLBOROUGH STREET, NEWTON ABBOT.

**PRESENT:** Councillors: M Joyce – Presiding (Chairperson)  
N Yabsley (Vice Chairperson)

Councillors: J Bradford  
A Gibbs  
A Hall  
G Jennings  
C Parker  
M Ryan  
L Wood

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

471. **APOLOGIES**

All Members were present, apologies were received from Phil Rowe, Town Clerk and Nigel Canham, Communications Advisor.

472. **INTERESTS**

Councillor J Bradford declared a non-pecuniary interest in agenda item 5, planning application 25/00288/MAJ as she was a member of 'Newton Says No' action group and South Devon Alliance. Councillor Bradford advised she would take part in discussions and vote.

Councillors A Hall and C Parker advised that as District Councillors, and members of the District Council's Planning Committee, they remained open-minded when considering all planning applications.

473. **MINUTES**

The minutes of the meeting of the Planning Committee held on 11<sup>th</sup> March 2025 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**

25/00330/FUL

48 Highweek Village Newton Abbot Devon TQ12 1QQ

Replacement shed

**RECOMMENDATION: No objection**

25/00414/VAR

Maize House Ringslade Road Newton Abbot Devon TQ12 1QF

Variation of condition 2 on planning permission 20/01961/FUL (two new dwellings and associated works) to amend design of dwellings

**RECOMMENDATION: No objection**

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

25/00354/REM

Land At Ngr 285212 72214 Whitehill Road Newton Abbot Devon

Approval of the details for five dwellings pursuant to planning permission

19/02066/OUT (approval sought for layout, scale, landscaping and appearance)

**RECOMMENDATION: No objection**

25/00429/TPO

19 Seymour Road Newton Abbot TQ12 2PT

T1 - Monterey Cypress - Reduce Crown by 2.5 metres

T2 - Monterey Cypress - Reduce the canopy in line with T1

**RECOMMENDATION: No objection**

*Cllr L Wood left the Chamber.*

25/00262/HOU

13 Villiers Avenue Newton Abbot Devon TQ12 4AT

Extension to residential dwelling

**RECOMMENDATION: No objection**

*Cllr L Wood returned to the Chamber.*

25/00460/TPO

8 Poplar Close Newton Abbot Devon TQ12 4PG

T1 - Scots Pine- Crown Reduction - Reducing the height and spread of the tree by a third

G1- Group 9 Birch- Crown Reduction - Reducing the height and spread of the tree by up to 1 -2 metres

T2- Silver Birch- Dismantle tree with lowering and rigging techniques and remove all arisings

G2- Larch group of 4 -Crown Reduction - Reducing the height and spread of the tree by up to 1 -2 metres  
T3- Birch- Dismantle tree with lowering and rigging techniques and remove all arisings  
T4- English Oak- Remove major deadwood throughout whole crown area (Deadwood > 25mm in diameter) -

**RECOMMENDATION: No formal comment, agreed to defer the application to the District Council's Arboriculture Officer for determination.**

25/00389/FUL

Centrax Limited Shaldon Road Newton Abbot Devon TQ12 4SQ  
Replacement of existing chainlink fencing with new palisade fencing

**RECOMMENDATION: No objection**

25/00478/HOU

3 Raleigh Road Newton Abbot Devon TQ12 4HG  
Single storey rear and side extension (revised scheme)

**RECOMMENDATION: No objection**

25/00468/HOU

4 Church Way Newton Abbot Devon TQ12 4NB  
Single storey rear extension with raised terrace

**RECOMMENDATION: No objection**

25/00448/HOU

43 Abbotsbury Road Newton Abbot Devon TQ12 2NS  
Demolition of existing rear single storey extension, new single storey side/rear extension and internal reconfigurations.

**RECOMMENDATION: No objection**

25/00329/FUL

41-43 Queen Street Newton Abbot Devon TQ12 2AQ  
Additional enclosed fire escape corridor across flat roof, removal of approved window openings, adding new pitched rooflights and repositioning of approved window location (revised scheme)

**RECOMMENDATION: No objection**

*Cllr M Joyce abstained from voting.*

25/00101/VAR

28 Keyberry Road Newton Abbot Devon TQ12 1BX  
Variation of conditions numbers 2 and 4 on planning application number 21/01447/FUL (Change of use from residential care home to four apartments) to vary the garden layouts and communal gardens, and minor amendments to the layout plans to provide pedestrian access to public right of way

**RECOMMENDATION: No objection in principle, subject to the existing public right of way being retained.**

25/00293/HOU

24 Keyberry Park Newton Abbot Devon TQ12 1DF

Removal of existing car port/store, timber garage and garden shed structure with new single storey outbuilding with greenhouse.

**RECOMMENDATION: No objection**

25/00288/MAJ

Wolborough Grange Newton Abbot Devon TQ12 1EJ

Reserved matters application pursuant to outline planning permission 17/01542/MAJ for the construction of public open space, green infrastructure and drainage infrastructure (Area 2a Public Open Space and Green Infrastructure Phase 1).

Approval sought for appearance, landscaping, layout and scale.

**RECOMMENDATION: No formal comment at this stage pending confirmation from South-West Water (SWW) regarding the capacity to connect the proposed development to the existing sewerage infrastructure. The Town Council considers it essential that sufficient capacity is available to support the development without adverse impact on existing services and the local environment. We request that no decision is made until a response from SWW has been received and reviewed.**

*Having declared an interest Cllrs A Hall, J Bradford and C Parker abstained from voting.*

25/00471/HOU

Oakridge Decoy Road Newton Abbot Devon TQ12 1DU

Raising of roof to provide additional accommodation, hip to gable conversion and side dormer extension, Juliette balcony and French doors to rear elevation, and roof lights to side elevation.

**RECOMMENDATION: No objection**

#### 477. NAMING OF STREETS

Members were reminded that a request had been received from the District Council regarding the naming and numbering of Phases 2.2 and 2.3 of the Wolborough development, where Outline planning permission has been granted for 1,210 homes, two care homes, a primary school, and a local centre. Given the ongoing nature of the development, there will be a continuous requirement for street names.

Members were asked to consider a list of suggested Street Names, as circulated prior to the meeting. During the discussion members noted that two of the pub names (Plough & Harrow and The Vestry) in the Lost Pubs category were incorrect and removed from the list.

Accordingly, it was:

**RESOLVED** that the suggested list of street names be submitted, as laid out, to the District Council for consideration. The proposed names have been carefully selected to reflect local heritage, industry, and geographical significance.

*Cllr J Bradford abstained from discussions and voting*

**478. DISTRICT COUNCIL – PLANNING COMMITTEE**

None.

**479. DEVON COUNTY COUNCIL APPLICATIONS**

DCC/4427/2025

Stover Country Park, Land North-East of the A382, Newton Abbot TQ12 6QG

Creation of two new recreational trails as part of the Restoring Stover Park Project including footbridges, surfacing and boardwalk.

**RESOLVED: No objection.**

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

None.

**481. APPLICATIONS IN NEIGHBOURING PARISHES**

None.

**482. LATE CORRESPONDENCE**

None.

**483. DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday 22<sup>nd</sup> April 2025 at 2.00 p.m.

Meeting closed at 15:04

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