

13 April 2026

## PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 21st April, 2026** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

PHIL SHEARS  
Managing Director

Membership: Councillors Sanders, Cox (Vice-Chair), Bradford, Bullivant, Hall, Horner, Nutley, P Parker, Palethorpe, K Smith and Williams

Substitutes: Councillors Atkins, Clarence, Hook, Parrott, J Taylor and MacGregor

**Please Note:** The public can view the live streaming of the meeting at [Teignbridge District Council Webcasting \(public-i.tv\)](#) with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

**Please Note:** Filming is permitted during Committee meeting with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public. This meeting will be livestreamed on Public-i. By entering the meeting's venue you are consenting to being filmed.

## **Public Access Statement**

### **Information for the Public**

There is an opportunity for members of the public to speak on planning applications at this meeting. Full details are available online at [www.teignbridge.gov.uk/planningcommittee](http://www.teignbridge.gov.uk/planningcommittee).

Please email [democraticservices@teignbridge.gov.uk](mailto:democraticservices@teignbridge.gov.uk) or phone 01626 215112 to request to speak by **12 Noon** two clear working days before the meeting. This will be on a Thursday before the meeting if the meeting is on a Tuesday.

This agenda is available online at [www.teignbridge.gov.uk/agendas](http://www.teignbridge.gov.uk/agendas) five clear working days prior to the meeting. If you would like to receive an e-mail which contains a link to the website for all forthcoming meetings, please e-mail [democraticservices@teignbridge.gov.uk](mailto:democraticservices@teignbridge.gov.uk)

General information about Planning Committee, delegated decisions, dates of future committees, public participation in committees as well as links to agendas and minutes are available at [www.teignbridge.gov.uk/planningcommittee](http://www.teignbridge.gov.uk/planningcommittee)

The Local Plan 2014-2033 is available at <https://www.teignbridge.gov.uk/media/1669/local-plan-2013-33.pdf>

## **A G E N D A**

### **PART I** **(Open to the Public)**

6. Planning applications for consideration (Pages 3 - 4)  
To consider applications for planning permission as set out below.

**Planning Committee – Tuesday 21 April 2026**

**Late representations/updates**

**Item No. 6a**

**26/00071/HOU - 39 Yannon Drive Teignmouth**

Two storey rear extension and single storey side and rear extensions

Amended Residential amenity section, correcting the property numbers

Residential amenity

- 1.1. Neighbours at No. 46 Yannon Drive have raised concerns regarding potential overlooking and impacts on residential amenity. From the site visit and assessment of the submitted plans, the proposed extensions would maintain a separation distance of approximately 20 metres from this neighbouring property. They have suggested that the height of the boundary fence could be increased to help mitigate any potential overlooking towards their kitchen window. Additional concerns were raised regarding the potential for glare from the proposed roof material and possible flooding issues.
- 1.2. Part of the new fence has been increased which should reduce visual impact between the new extension and No. 46 Yannon, this can be secured by condition.
- 1.3. Neighbours at No. 38 Yannon Drive have also expressed concerns regarding potential overlooking and impacts on residential amenity. Following further discussion with the applicant, they note that the revised proposal represents a reduction in scale compared to the previously withdrawn application and consider this to be a positive improvement.
- 1.4. The single storey extension along the northern boundary would sit largely behind an existing parapet wall and would extend only approximately 200mm above this wall, limiting its visual impact. In addition, the pitched roof would be lower than the existing conservatory.
- 1.5. While the two-storey extension would be visible from neighbouring properties, the separation distances and existing boundary relationships are such that any impacts on light, outlook or privacy are considered limited and not unacceptable.
- 1.6. The proposal is therefore considered to comply with Policy S1 of the Teignbridge Local Plan 2013–2033 and emerging Policy H12 relating to residential amenity.

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