

E-mail:

1 May 2026

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 12th May, 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.

Please email 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 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

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

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 5 - 6)

To consider applications for planning permission as set out below.

Any representations or information received after the preparation of the reports and by noon on the Friday before the planning committee will be included in the late updates sheet.

All documents relating to planning applications can be viewed online at www.teignbridge.gov.uk/planningonline. In the case of sensitive applications representations are not placed on the website. All representations are read by the case officer and a summary of the planning matters raised is placed online instead.

- a) Woodland - 26/00353/HOU - Sunset Cottage House Cross (Pages 7 - 16)
- b) Teignmouth - 26/00275/HOU - 9 Woodland Avenue (Pages 17 - 24)

7. Enforcement Cases

- a) Ipplepen - 25/00172/ENF - Siting of residential caravans (Pages 25 - 30)

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Planning Committee – Tuesday 12 May 2026

Late representations/updates

Item No. 6a

26/00275/HOU - 9 Woodland Avenue, Teignmouth

Creation of recessed first floor balcony, square off existing ground floor balcony and bay window below, creation of new platform and stairs, window replacement and reopening of porch

No updates received

Item No. 6b

26/00353/HOU - Sunset Cottage, House Cross

Two storey side extension, single storey rear extension, single storey garage & driveway with internal alterations

No updates received

Item No. 7a

25/00172/ENF - Berry Park Dainton Ipplepen

Siting of residential caravans

Received a response from Network Rail who have no concerns about the use of the land for the siting of residential caravans.

Received three responses from a local residents. They refer to additional traffic generated by the residential use of the land and the impact this has on the access road. It is considered the road is in a poor state which is already used excessively by increased traffic that is generated by the existing businesses and residential properties. It is considered the use of the land for up to six pitches will increase the level of vehicular traffic creating an unacceptable risk to highway safety. In addition, it is considered the use adds an increased volume of traffic to a confined rural network where pedestrians have no safe refuge, failing to protect the most vulnerable road users, specifically a growing number of children who walk to school or play in the area. It is considered this is contrary to paragraphs 115 and 116 of the National Planning Policy Frameworks and should be used as a reason for taking enforcement action.

In addition, there are concerns about the risk of contamination to the watercourse that goes through the site along the north west side and the impact this will on nearby wildlife. There are also concerns the site is out of character with the area. It is considered to be visually obtrusive when viewed from the adjacent railway and nearby public footpath and bridleway.

Received a response from the Owner's agent which confirms that a new planning application is being prepared and should be submitted within a couple of weeks. It seems there has been a delay whilst steps were being taken to prepare the necessary ecology

report within the appropriate time period. A drainage strategy has also now been prepared. Also received a copy of a letter confirming the Owner and their family are members of the Gypsy Community. In addition, received details of the people occupying the site. It is requested that any enforcement action can be put on hold to allow an application to be submitted and determined.

Additional information

Site visit by Officers on 6 May 2026 to assess the current situation. From the visit it was noted that there are still six caravans sited on the land that are being used for residential. However, it was noted that two day rooms have been constructed along with a structure used as a kennel. As these are unauthorised they need to be included in any enforcement action to ensure they are removed. As such a revised recommendation is required. This is as follows:

The Committee is recommended to resolve that an Enforcement Notice be issued under Section 172 of the Town and Country Planning Act 1990 to:

- i) Cease using the land for the siting of caravans for residential purposes,
- ii) remove the caravans and any other items associated with the unauthorised residential use from the land,
- iii) remove the unauthorised hardstanding and reinstate the land to grass, and
- iv) remove all structures that have been constructed on the land, including two day rooms and a kennel.

The compliance period is recommended to be six months.

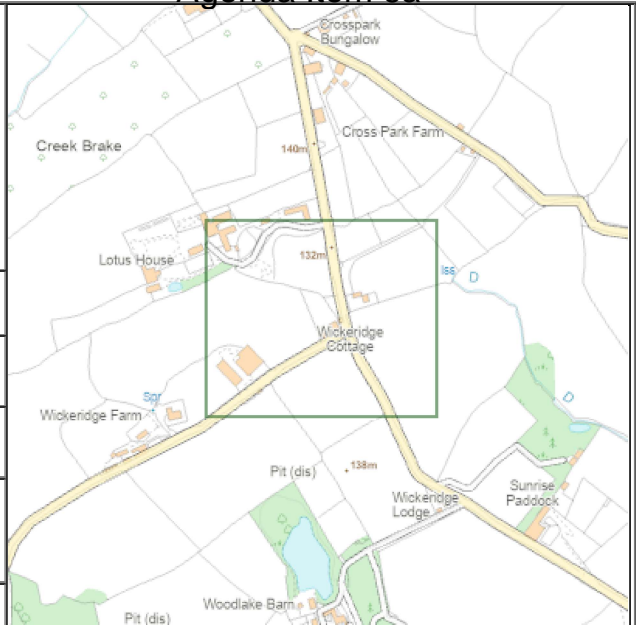
In the event of the Notice not being complied with, the Solicitor be authorised to take further action as necessary under Section 179 of the Act.



Planning Committee Report

Chair: Cllr David Cox

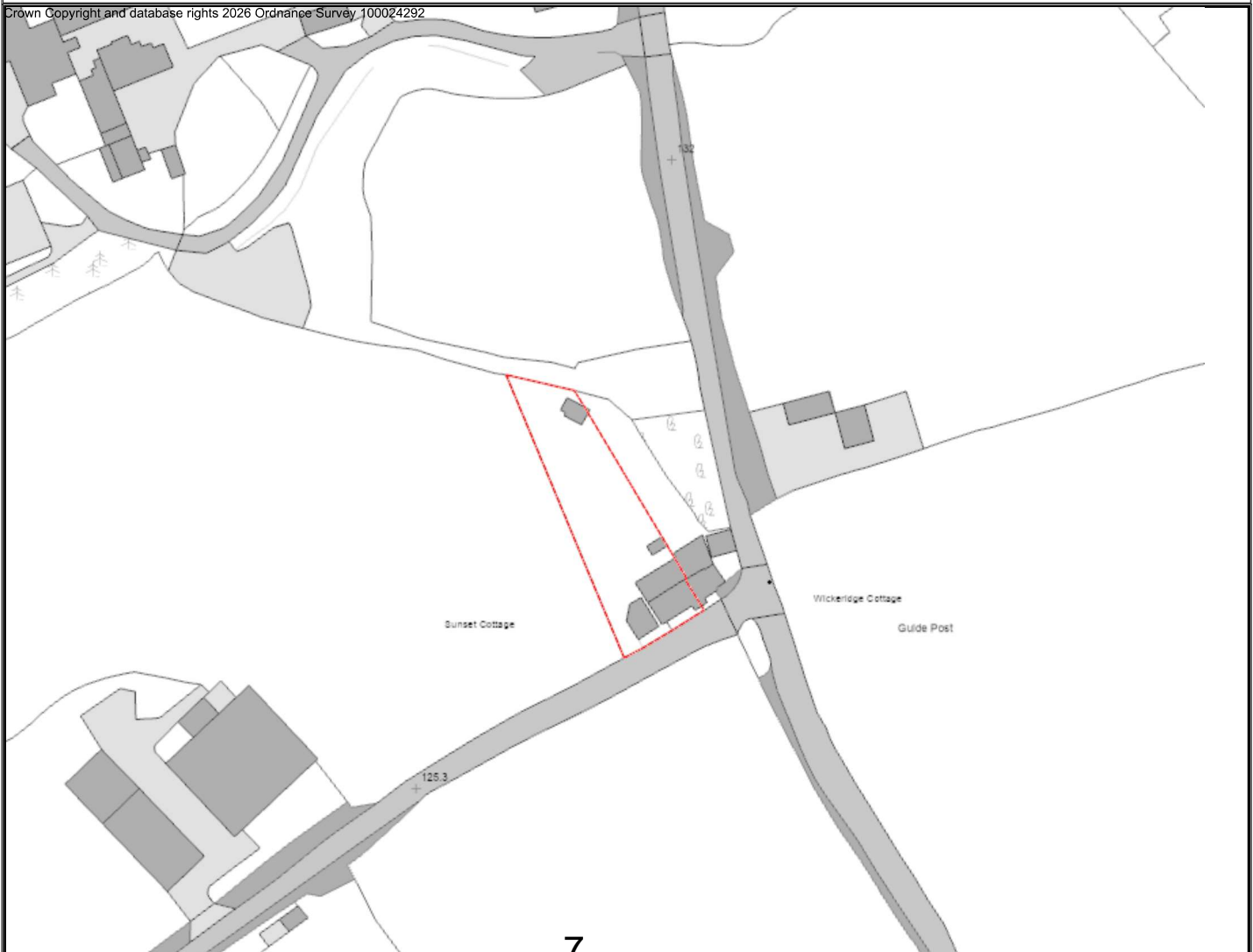
Date	12 May 2026
Case Officer	Kieran Miller
Location	Sunset Cottage House Cross Woodland Devon TQ13 7JT
Proposal	Two storey side extension, single storey rear extension, single storey garage & driveway with internal alterations
Applicant	Mr I Luscombe
Ward	Ashburton And Buckfastleigh
Member(s)	Cllr John Nutley, Councillor Stuart Rogers, Councillor Jack Major
Reference	26/00353/HOU



[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED

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1. REASON FOR REPORT

The applicant is related to a Council Officer

2. RECOMMENDATION

PLANNING PERMISSION be granted subject to the following conditions:

- 1. The development hereby permitted shall begin before the expiry of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall be carried out in accordance with the application form and the following approved plans/documents:

Date Received	Drawing/reference number	Description
03 Mar 2026	1200.OS.01 REV P1	Site Location Plan
03 Mar 2026	1200.P.01 REV P2	Site Plan as Proposed
03 Mar 2026	1200.P.02 REV P2	Site Plan as Proposed
03 Mar 2026	1200.P.03 REV P3	Ground Floor Plan as Proposed
03 Mar 2026	1200.P.04 REV P3	Floor Plan as Proposed
03 Mar 2026	1200.P.10 REV P2	Drainage Plan as Proposed
09 Apr 2026	1200.P.05 P4	North & South Elevations as proposed
09 Apr 2026	1200.P.06 P4	West Elevation & Sections as proposed

REASON: In order to ensure compliance with the approved drawings.

- 3. The works, including vegetation clearance, shall proceed in strict accordance with the precautions, measures and enhancements described in the Preliminary Bat Roost Assessment (by Sylvan Southwest, ref 1018-PBRA, dated 15 April 2025). The enhancements described in Section 7 of the report shall be implemented prior to the first occupation of the extension.

REASON: For the benefit of legally protected species and to provide biodiversity enhancements.

- 4. Prior to the development reaching damp proof course, the detailed design of the proposed permanent surface water drainage management system shall be submitted to, and approved in writing by, the Local Planning Authority. The design of this permanent surface water drainage management system will be informed by the programme of approved BRE Digest 365 Soakaway Design (2016) percolation tests and in accordance with the principles set out in the proposed drainage plan reference: 1200 P.10. Rev P2 and the submitted surface water technical note design and infiltration testing. The drainage system shall thereafter be so retained and maintained.

REASON: To ensure that surface water runoff from the development is discharged as high up the drainage hierarchy as is feasible and is managed in accordance with the principles of sustainable drainage systems.

3. DESCRIPTION

Site Description

- 3.1. The application site relates to Sunset Cottage, a rendered, two-storey, semi-detached dwelling with an existing double garage positioned to the side. The property fronts directly onto the adjoining road and has previously been extended through the addition of a single-storey rear extension.
- 3.2. Sunset Cottage is set within a remote and isolated location in open countryside. The adjoining semi-detached property is Wickeridge Cottage, with the pair forming a small, isolated grouping of residential development surrounded by rural land uses.
- 3.3. The site lies outside any defined settlement boundary and is therefore classed as open countryside. It is not within a Conservation Area and there are no listed buildings located on or in the immediate vicinity of the site.
- 3.4. Although the site is situated within Flood Zone 1, it lies within the Holbeam Dam Critical Drainage Area, and as such surface water management is an important consideration in assessing the proposal.

Planning History

- 3.5. The applicant engaged with the Council's pre-application process and during this stage the proposal comprised a two-storey side extension incorporating a double garage, a single-storey rear extension, and associated internal alterations and driveway works. Officers advised that while the rear extension was acceptable in principle, and no residential amenity issues were identified, the two-storey side extension was overly large and created an unacceptable "terracing" effect to the semi-detached property, contrary to emerging Policy H11. It was therefore advised that the side extension should be reduced in scale—either partly or wholly single-storey, set back from the frontage, and with a lower ridge height to appear subservient. Other key outcomes included:
 - Ecologically, no evidence of bats was found.
 - The loss of a low-quality ash tree was acceptable subject to replacement planting.
 - Provision of bird and bat boxes was supported, although a full ecology report would be required with any application.
 - Carbon-reduction measures such as improved insulation, reuse of solar panels and sustainable construction were encouraged.
 - Given the site's location within a critical drainage area, a surface water drainage scheme was also required.

Overall, the scheme was considered supportable only if the side extension was redesigned in accordance with this advice.

Proposal Development

- 3.6. The proposal, as submitted, seeks planning permission for a two-storey side extension and a single-storey rear extension, together with the erection of a single-storey garage, driveway improvements, and associated internal alterations.
- 3.7. The side extension is designed to provide additional accommodation and incorporates an integrated garage, whilst being set back from the principal elevation to appear subservient to the host dwelling. The single-storey rear extension would create an enlarged family living and dining area, improving the functionality of the dwelling. Minor changes to the internal layout are proposed to reflect the revised accommodation.
- 3.8. The development would be finished in materials chosen to complement the existing dwelling, including rendered external walls, matching slate roof tiles, pitched gable dormer, and double-glazed windows. The garage would incorporate timber doors, and limited areas of timber cladding are proposed as a secondary material. Existing solar panels would be relocated onto the new roof slopes as part of the scheme, with associated driveway alterations to improve parking and access arrangements.

Design, Scale, Materials and Overdevelopment

- 3.9. Policy WE8 of the Teignbridge Local Plan 2013–2033 requires domestic extensions to be of a scale and design that are subordinate to the host dwelling, preserve its character, and use materials that are complementary and in keeping with the existing building. Emerging Policy H11 of the Teignbridge Local Plan 2020–2040 takes a similar approach, requiring householder development to be well designed, proportionate, and sympathetic in scale, form and materials, so that extensions read as additions rather than dominant elements and respect the character of both the dwelling and its surroundings.
- 3.10. The design and scale of the proposal have been revised following advice provided at the pre-application stage. In particular, the scale and massing of the originally proposed two-storey side extension have been reduced to address concerns regarding an unacceptable “terracing effect” when read alongside the adjoining semi-detached property.
- 3.11. The scheme incorporates a reduction in the overall width of the two-storey element, with the garage now expressed as a subordinate single-storey addition with a lean-to roof form. The side extension is also set back from the principal elevation and incorporates a slightly reduced ridge height in comparison to the host dwelling. Collectively, these design amendments ensure that the extension appears clearly subservient and visually reads as an addition to the original dwelling, rather than as a continuation of the built form. As such, the revised design is considered to overcome the terracing concern raised at pre-application stage.
- 3.12. In regard to overdevelopment, it is considered that overall ample amenity space on the plot would remain and the extension does not appear cramped due to the open countryside nature of the context of the site.

- 3.13. In terms of materials, the proposal utilises finishes designed to match and complement the existing dwelling, including rendered external walls, matching slate roof tiles, timber garage doors and fenestration proportions consistent with the host building. No concerns are raised in respect of the proposed materials, which are considered appropriate to the character and appearance of the dwelling and its rural setting.
- 3.14. Accordingly, the proposal is considered to comply with the design, scale and materials requirements of Policy WE8 of the Teignbridge Local Plan 2013–2033 and emerging Policy H11 of the Teignbridge Local Plan 2020–2040, as the extension is clearly subordinate, sympathetic in form, and uses complementary materials that respect the character of the host dwelling and its rural setting.

Residential Amenity

- 3.15. Policy WE8 of the Teignbridge Local Plan 2013–2033 seeks to ensure that domestic extensions do not harm residential amenity, requiring development to avoid unacceptable impacts such as overlooking, loss of privacy, loss of light, overbearing effects or general disturbance to neighbouring occupiers. Emerging Policy H12 of the Teignbridge Local Plan 2020–2040 builds on this approach, requiring householder development to be appropriately located and designed to safeguard the living conditions of adjoining and future occupiers, ensuring proposals do not result in unacceptable harm to residential amenity through their scale, siting or use.
- 3.16. The proposed development is sited on the western end elevation of the dwelling. Given the isolated rural location and the absence of neighbouring residential properties to the west, the proposal would not result in any overlooking, loss of privacy, overshadowing or other harm to residential amenity. Furthermore, the proposal is sited on the western end elevation of the dwelling. Given its position and the absence of neighbouring residential properties to the west, the development would not result in an overbearing impact. As such, no residential amenity concerns arise from the development and considered to comply with policies WE8 and H12 accordingly.

Affect the Setting of a Listed Building

- 3.17. It is not within a Conservation Area and there are no listed buildings located on or in the immediate vicinity of the site.

Drainage

- 3.18. The proposed surface water drainage strategy utilises infiltration via soakaways to dispose of runoff from the new build elements of the development. In principle, this approach follows the surface water drainage hierarchy set out in the Council's Standing Advice, which prioritises infiltration to ground where feasible. Building Regulations infiltration testing has been undertaken and demonstrates that infiltration is a viable means of surface water disposal on the site.
- 3.19. The Council's Drainage Officer has advised that, while infiltration is acceptable, further detailed information is required to demonstrate that the soakaway design is appropriately informed by infiltration testing and consistent with the Council's approach, given that the drainage area falls between standard Building Regulations testing and the BRE Digest 365 methodology. It is considered that this

matter can be adequately addressed through the imposition of a planning condition requiring submission and approval of a detailed surface water drainage design prior to construction up to damp-proof course (DPC) level.

- 3.20. Subject to such a condition, the proposal is considered to comply with the Standing Advice for surface water drainage.

Biodiversity

- 3.21. A Preliminary Bat Roost Assessment undertaken by Sylvan Southwest Ecology and Arboriculture dated 15 April 2025 found no evidence of bats and assessed the buildings as having negligible roosting potential. The report recommends precautionary avoidance measures during works, along with mitigation and biodiversity enhancements, including the provision of bat and bird boxes. A condition is recommended requiring the development to be carried out in accordance with the approved Preliminary Bat Roost Assessment and in accordance with policies EN8 of the Teignbridge Local Plan 2013-2033 and policy EN10 of the emerging Teignbridge Local Plan 2020-2040.

Trees

- 3.22. Policy EN12 of the Teignbridge Local Plan 2013–2033 seeks to protect woodlands, trees and hedgerows, requiring development to avoid unnecessary loss, secure appropriate protection during construction, and ensure any loss is justified and, where necessary, mitigated or compensated. Emerging Policy EN16 of the Teignbridge Local Plan 2020–2040 reinforces this approach, requiring development to retain and protect trees and hedgerows of value, supported by proportionate arboricultural information, and to ensure proposals avoid harm to important landscape and ecological features unless there is clear justification.
- 3.23. An Arboricultural Impact Assessment by Sylvan Southwest Ecology and Arboriculture dated 03 July 2025 was submitted with the application stating the development will require the removal of one Category C ash tree and approximately 4 metres of Category B mixed native hedgerow. No objection has been raised by the Council’s Tree Officer. Given the limited extent of the works and the low quality of the ash tree, no concerns are raised in respect of its loss, nor is the level of hedgerow removal considered significant enough to warrant a condition requiring additional planting.
- 3.24. As such the proposal is considered to comply with Teignbridge Local Plan 2013-2033 policy EN12 and policy EN16 of the emerging Teignbridge Local Plan 2020-2040

Conclusion

- 3.25. Overall, the proposal is considered to comply with the relevant provisions of the adopted Teignbridge Local Plan and the emerging Local Plan, and it is therefore recommended that planning permission be granted, subject to the conditions set out in this report.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033:

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria
S2 Quality Development
S22 Countryside
WE8 Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments
EN4 Flood Risk
EN8 Biodiversity Protection and Enhancement
EN9 Important Habitats and Features
EN10 European Wildlife Sites
EN11 Legally Protected and Priority Species
EN12 Woodlands, Trees and Hedgerows

Emerging Local Plan

The Final Inspectors' Report on the Examination of the emerging Teignbridge Local Plan 2020-2040 has been published and finds the Plan, as amended by the Main Modifications in the Appendix, sound and legally compliant. A report will be taken to Full Council on 19 May 2026 recommending adoption of the modified Local Plan. As such, due to the advanced stage of the plan and in accordance with the requirements of paragraph 49 of the NPPF considerable weight is given to relevant emerging local plan policies.

The following emerging policies are considered relevant to the proposed development:

GP1: Sustainable Development
GP2: Development in Teignbridge
GP3: Settlement Limits and the Countryside
DW2: Development Principles
DW3: Design Standards
H11: Householder Development
H12: Residential Amenity
EN6: Flood Risk and Water Quality
EN10: Biodiversity and Geodiversity
EN11: Important Habitats and Features
EN12: Legally Protected and Priority Species
EN13 European Wildlife Sites
EN15: South Hams SAC
EN16 Woodlands, Trees and Hedgerows

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

TDC Tree Officer

5.1. No objection.

TDC Drainage Officer

5.2. Building Regulations infiltration testing has been undertaken and demonstrates that infiltration is a viable means of surface water disposal via soakaways.

A planning condition requiring submission and approval of detailed soakaway design informed by infiltration testing is required.

South West Water

- 5.3. The proposed infiltration method for surface water disposal is acceptable and complies with the hierarchy
- 5.4. Disposal of highway runoff should be agreed separately with the Highway Authority

6. REPRESENTATIONS

Publicity undertaken by way of a site notice displayed on 18 March 2026.

No third-party representations were received.

7. TOWN / PARISH COUNCIL'S COMMENTS

Woodlands Parish Council:

None received.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

10. BIODIVERSITY NET GAIN (BNG)

Biodiversity net gain is a legal requirement for planning permissions. Planning applications are required to either provide detailed information proving there will be a biodiversity increase of 10% or explain why they are exempt from doing so. Unless exempt, planning permission is subject to the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)).

This development is exempt from the general Biodiversity Gain Condition for the following reason: Householder Application.

11. CARBON/CLIMATE IMPACT

The proposal is for a minor alteration/extension to an existing dwelling and therefore is not considered to give rise to significant impacts regarding carbon emissions.

12. HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests/the Development Plan and Central Government Guidance.

Ian Perry

Head of Development Management

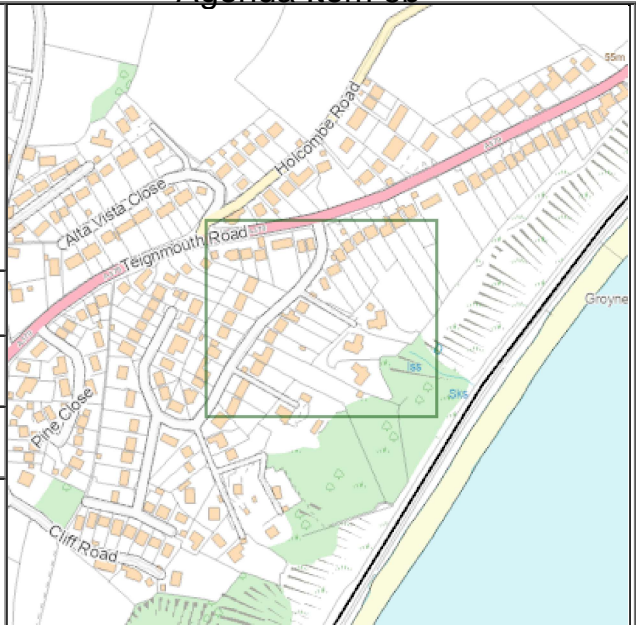
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Planning Committee Report

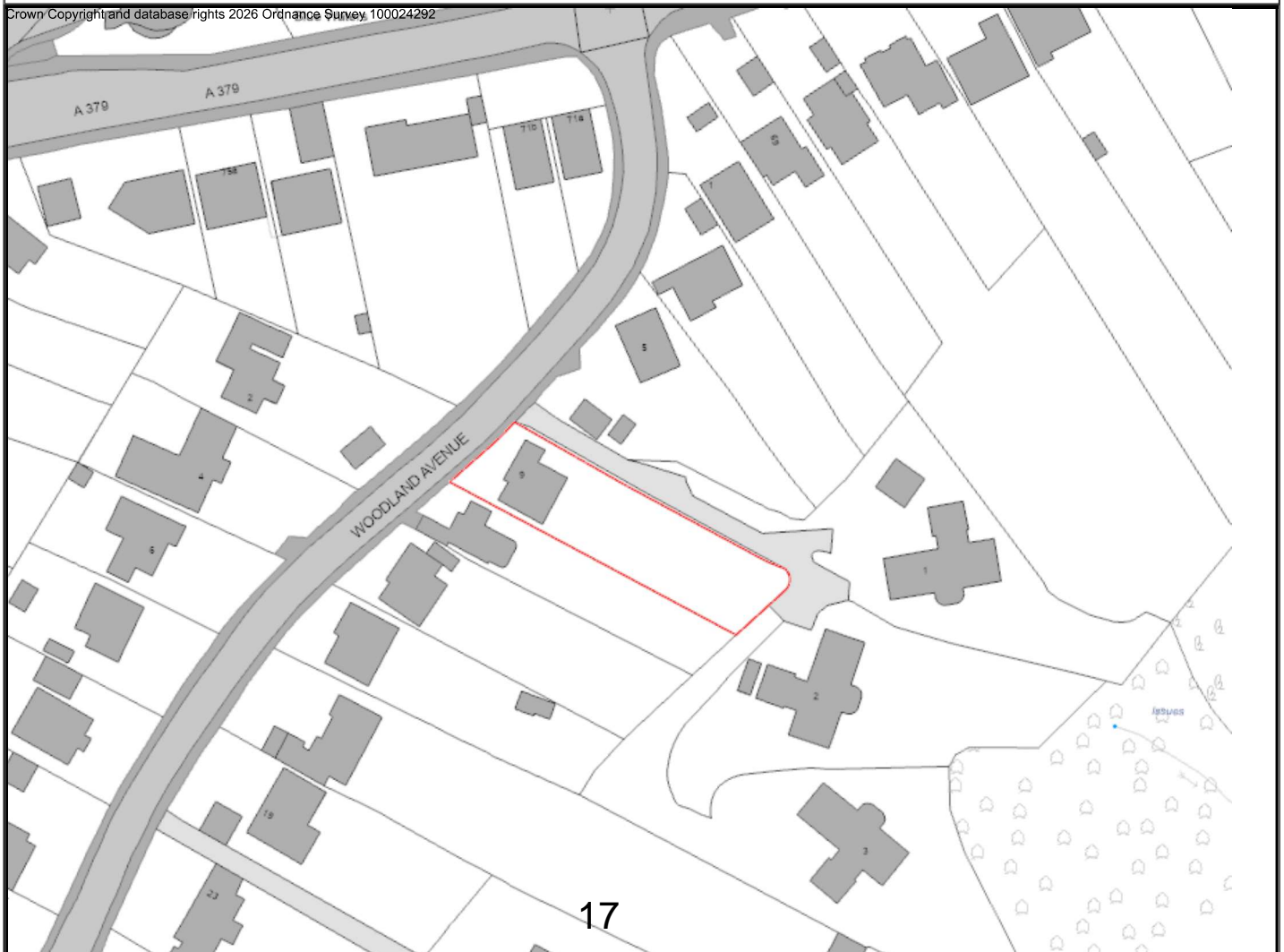
Chair: Cllr David Cox

Date	12 May 2026
Case Officer	Philly Matthew
Location	9 Woodland Avenue Teignmouth Devon TQ14 8UU
Proposal	Creation of recessed first floor balcony, square off existing ground floor balcony and bay window below, creation of new platform and stairs, window replacement and reopening of porch
Applicant	Mr D Carruthers
Ward	Teignmouth East
Member(s)	Cllr Michael Jackman, Cllr Peter Williams
Reference	26/00275/HOU



[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED



1. REASON FOR REPORT

The applicant is a member of staff.

2. RECOMMENDATION

PLANNING PERMISSION be granted subject to the following conditions:

1. The development hereby permitted shall begin before the expiry of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the application form and the following approved plans/documents:

Date Received	Drawing/reference number	Description
19 Feb 2026	2512-03 001	Site Location Plan
19 Feb 2026	2512-03-110 REV B	Proposed Lower Ground Floor Plan
19 Feb 2026	2512-03-111 REV B	Proposed Ground Floor Plan
19 Feb 2026	2512-03-112 REV A	Proposed First Floor Plan
19 Feb 2026	2512-03-113 REV B	Proposed Elevations
12 Mar 2026	2512-03 012 REV A	Proposed Block Plan

REASON: In order to ensure compliance with the approved drawings.

3. The development hereby permitted shall be carried out in full accordance with the recommendations and mitigation/enhancement measures set out in the “No Impact Report” by Orbis Ecology dated 6 March 2026. This shall include the provision of a sparrow terrace on the northern elevation. The sparrow terrace shall be installed prior to the first use of the development and thereafter retained and maintained.

REASON: In the interests of biodiversity, to avoid harm to protected species and to secure ecological enhancement measures on the site.

3. DESCRIPTION

Site Description

- 3.1. 9 Woodland Avenue comprises a 1930’s detached dwelling spread over three floor with the upper most being within the roof space.
- 3.2. The land steps down west to east giving the front elevation the appearance of a single storey property with a steeply pitched roof whilst the rear is two storey with rooms in the roof. Woodland Avenue as a whole features a variety of houses which vary greatly in terms of scale and appearance.
- 3.3. The roof is finished with clay tiles atop cream rendered walls with areas of uPVC horizontal cladding, whilst windows are white uPVC. This is broadly consistent

along this stretch of Woodland Avenue. A small, flat roofed porch has been installed to the front elevation at some point in the past.

- 3.4. Boundaries to the property consist of timber fencing with extensive ornamental planting.

Planning History

- 3.5. 07/04363/CLDP- Certificate of Lawfulness for proposed removal of conservatory and bay window and construction of new bay window with balcony over- Approved
- 3.6. 10/02463/FUL- Side and rear extension including provision of balcony at first floor on rear elevation and alterations to roof to include additional accommodation and dormer window and balcony- Permission Granted
- 3.7. 18/01017/CLDP- Certificate of Lawfulness for proposed rear dormer- Approved

Proposal Development

- 3.8. The proposal includes alterations to the dwelling and the formation of a recessed, covered balcony at first-floor level serving the rear first-floor bedroom. This would be achieved by setting the external wall line of the bedroom back to create a recess beneath the existing roof canopy and by replacing the existing window opening with a door, thereby providing a sheltered external amenity space. The existing ground-floor balcony would be squared off to provide a more usable area, and the bay window at lower-ground-floor level would be extended beneath the balcony to increase the useable internal floorspace. A new raised platform and staircase would replace the existing steps between the ground floor and the rear garden at lower-ground-floor level, providing improved and safer access. The proposed replacement windows would also improve internal living conditions and the overall appearance of the dwelling. On the front elevation, the porch structure is to be removed and opened up to reflect the previous character of the dwelling and the horizontal uPVC cladding is proposed to be replaced with timber.
- 3.9. The submitted plans indicate that the proposed replacement windows and doors would be aluminium. The external balustrading/railings to the steps, ground floor and first-floor balconies would be black powder-coated aluminium, with the steps formed in black steel. The recessed first-floor balcony would comprise a tile-hung timber frame with aluminium doors. To the front elevation, the existing porch enclosure would be removed and replaced with a corner post and an arched timber header. Overall, the proposed materials are appropriate in this location.

Design Scale and materials

- 3.10. The proposed alterations are located primarily to the rear of the property with only the replacement windows, removal of the porch to the front of the property and the replacement of the uPVC cladding being apparent in the wider street. The scale and form of the alterations are considered to be minor and therefore proportionate to the host dwelling and remain subservient to the original building. As such, the development would not appear incongruous within the streetscene.
- 3.11. The proposal is therefore considered to accord with Policies S1, S2 and WE8 of the Teignbridge Local Plan and emerging Policies DW2 and H11.

Residential amenity

- 3.12. The proposed alterations at 9 Woodland Avenue are not considered to give rise to any additional opportunities for overlooking. The recessed first-floor balcony would not project beyond the existing rear elevation and would not introduce overlooking beyond that already possible from the existing first-floor windows. The replacement stairs and raised platform would be repositioned further from the boundary and are not therefore considered to worsen the existing relationship with neighbouring properties. In addition, the amendments to the ground-floor balcony would not increase the potential for overlooking when compared with the current arrangement. Overall, the proposals would not result in an unacceptable loss of privacy to neighbouring occupiers and are therefore acceptable in amenity terms.
- 3.13. While the alterations to the dwelling 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.
- 3.14. 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.

Overdevelopment and overbearing impact

- 3.15. The proposed alterations are minor in scale and would be appropriately sited in relation to the host dwelling and plot. As such, the development would not result in overdevelopment of the site and would not appear overbearing when viewed from neighbouring properties.
- 3.16. The scale and location of the development is therefore acceptable and in accordance with Policy WE8 of the Teignbridge Local Plan and emerging Policy H11 Household development.

Drainage

- 3.17. The site is not located within Flood Zones 2 or 3. In accordance with Teignbridge District Council Standing Advice, minor developments which increase impermeable area by less than 20 square metres may rely on standing advice.
- 3.18. As the increase in impermeable area from the proposed alterations remains below the 20 square metre threshold, the development is considered acceptable under the Council's standing advice.

Biodiversity

- 3.19. A 'No Impact Report' has been submitted with the application. The survey concluded that there was no evidence of bats within the property and that the building offered no suitability for bat roosting.
- 3.20. Whilst the Town Council recommended the inclusion of both a sparrow terrace and bee bricks, having regard to the scale and nature of the proposed development, the provision of a sparrow terrace alone is considered appropriate. The submitted ecological report recommends the installation of a sparrow terrace as a proportionate biodiversity enhancement measure, which aligns with the Town Council's comments. This requirement can be secured by condition and would

deliver biodiversity enhancement in accordance with Policy EN8 of the Teignbridge Local Plan and emerging Policy EN10.

- 3.21. The development relates to minor alterations to an existing dwelling and does not result in the loss of foraging habitat, impact on commuting routes, or increased illumination of habitat used by Greater Horseshoe Bats. The proposal also does not increase recreational pressure, disturbance, or pollution that could affect the Exe Estuary SPA / Ramsar site or Dawlish Warren SAC.
- 3.22. Therefore, the proposal is not considered likely to result in a Likely Significant Effect on any European site, either alone or in combination with other development. A detailed Habitat Regulations Assessment is therefore not required.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033:

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S21A Settlement Limits

WE8 Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments

EN4 Flood Risk

EN8 Biodiversity Protection and Enhancement

EN11 Legally Protected and Priority Species

Emerging Local Plan

The Final Inspectors' Report on the Examination of the emerging Teignbridge Local Plan 2020-2040 has been published and finds the Plan, as amended by the Main Modifications in the Appendix, sound and legally compliant. A report will be taken to Full Council on 19 May 2026 recommending adoption of the modified Local Plan. As such, due to the advanced stage of the plan and in accordance with the requirements of paragraph 49 of the NPPF considerable weight is given to relevant emerging local plan policies.

The following emerging policies are considered relevant to the proposed development:

GP1: Sustainable Development

GP2: Development in Teignbridge

GP3: Settlement Limits and the Countryside

DW2: Development Principles

H11: Householder Development

H12: Residential Amenity

EN6: Flood Risk and Water Quality

EN10: Biodiversity and Geodiversity

EN12: Legally Protected and Priority Species

Teignmouth Neighbourhood Plan

Policy BE2- High-Quality Design

5. CONSULTEES

None received

6. REPRESENTATIONS

Publicity undertaken by way of a site notice displayed on the 19th March 2026

No representations have been received to comment on the proposed development.

7. TOWN / PARISH COUNCIL'S COMMENTS

- 7.1. No Objection but would request that both bee bricks and a sparrow terrace are considered and installed.

8. COMMUNITY INFRASTRUCTURE LEVY

- 8.1. The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

- 9.1. Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

10. BIODIVERSITY NET GAIN (BNG)

- 10.1. Biodiversity net gain is a legal requirement for planning permissions. Planning applications are required to either provide detailed information proving there will be a biodiversity increase of 10% or explain why they are exempt from doing so. Unless exempt, planning permission is subject to the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)).
- 10.2. This development is exempt from the general Biodiversity Gain Condition for the following reason: Householder application

11. CARBON/CLIMATE IMPACT

- 11.1. The proposal is for minor alterations to an existing dwelling and therefore are not considered to give rise to significant impacts regarding carbon emissions.

12. HUMAN RIGHTS ACT

- 12.1. The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests/the Development Plan and Central Government Guidance.

Ian Perry

Head of Development Management

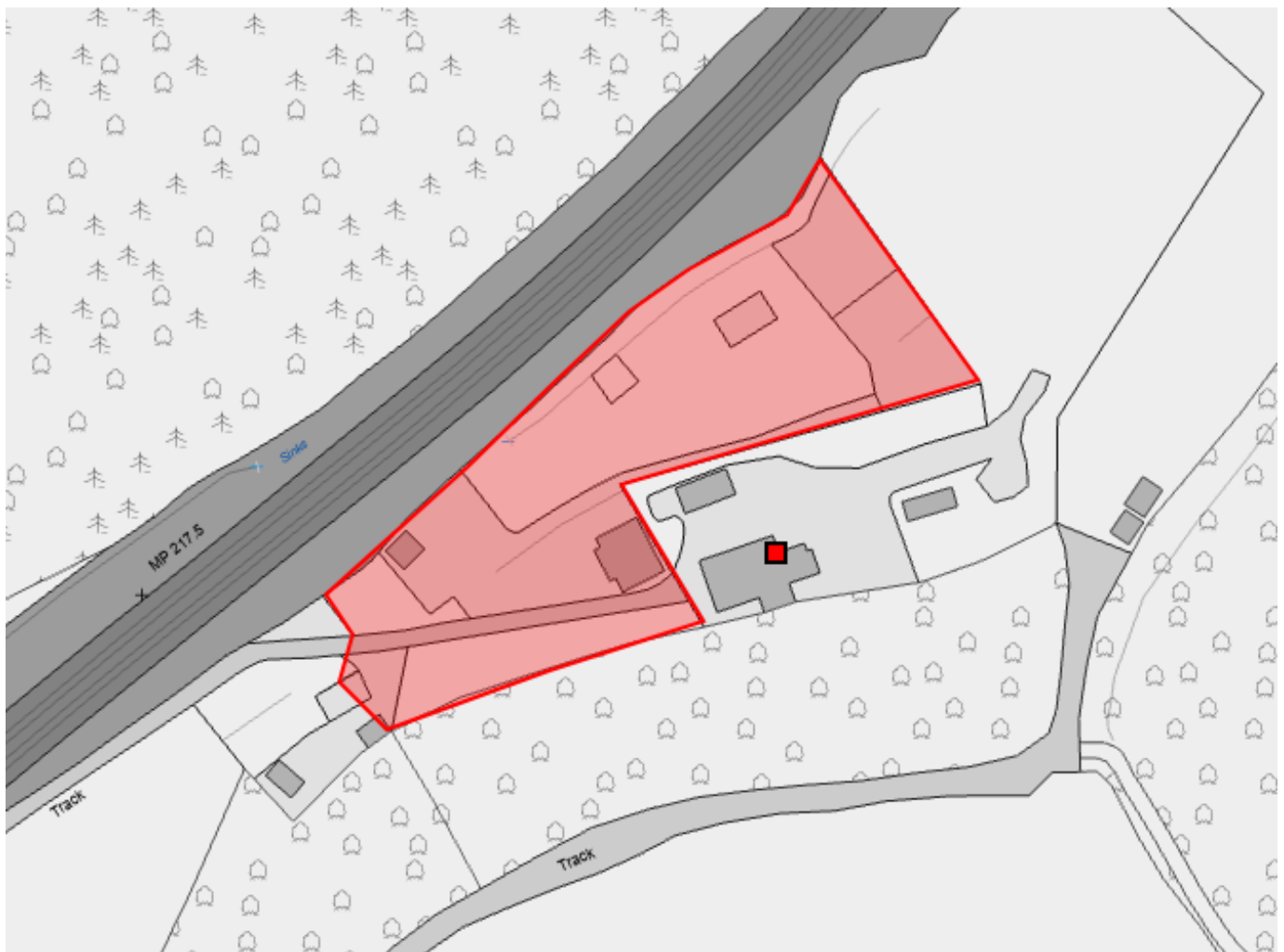
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Planning Committee Enforcement Report

Chair: Cllr David Cox

Date	12 May 2026
Case Officer	Steven Hobbs
Location	Berry Park, Dainton, Ipplepen, TQ12 5TZ
Nature	Siting of residential caravans
Ward	Ipplepen
Member(s)	Cllr David Palethorpe
Reference	25/00172/ENF



1. REASON FOR COMMITTEE CONSIDERATION

Unauthorised change of use of the land from an agricultural to the siting of residential mobile homes.

2. THE ALLEGED BREACH OF PLANNING CONTROL AND ENFORCEMENT INVESTIGATION FINDINGS

2.1 The land is located at the far end of the road leading through Dainton, Ipplepen. The site is situated next to the railway line. The permitted use of the land is for agriculture. The key facts in this case are as follows:

There were around 6 caravans sited on the land when viewed on 22 January 2026 that appear to be being used for residential purposes.

No planning permission has been granted for the change of use of the land to site residential caravans.

In order to remedy the planning breach formal enforcement action is required.

3. BACKGROUND AND CONTEXT

3.1 In May 2025 the Council received a complaint that works were being carried out to lay areas of hardstanding and the land was being used to site a number of caravans that were being used for residential purposes. From an initial investigation it was noted that the land in question had recently been sold. To assess what works were being carried out the Council contacted the new owner and a response was received from an agent who had been appointed to act on their behalf.

3.2 From discussions with the agent they confirmed that the owner proposed to submit a planning application for a change of use of the land to allow it to be used as a gypsy site. Following further discussions a planning application was subsequently submitted in October 2025 for the change in use of land to a gypsy caravan site for the parking of six single family caravans with the construction of three day rooms and the resurfacing of parking and turning areas. However, due to insufficient information being submitted the application was never validated and eventually it was returned in January 2026.

3.3 Following further complaints about activities occurring on the land a site visit was carried out on 22 January 2026 to assess the situation. From the visit it was noted that there were 6 touring caravans sited on the land that appeared to be being used for residential purposes. In addition it was clear that the majority of the site had been covered in hardstanding. Although it was claimed the area of hardstanding was being extended it appeared that the more recent works were to repair areas that had previously been covered.

- 3.4 As it was clear from the visit that the unauthorised residential use was continuing, and extensive groundworks have been carried out that would have required planning permission, the Council need to consider enforcement action to remedy the planning breach. Furthermore, the Council are continuing to receive complaints about activities occurring on the land.
- 3.5 Although the owner and agent have been contacted and a new planning application was to be submitted to date no application has been received.

4. PLANNING CONSIDERATIONS FOR ENFORCEMENT ACTION

- 4.1 Although the caravans have been sited on the land for about a year, there appears to be no evidence that they have been sited on the land and said land used for residential purposes for the necessary ten years to be established.
- 4.2 The Local Plan strictly limits development in the open countryside, subject to a number of exceptions set out in Policy S22 (Countryside) and Policy GP3 of the emerging Teignbridge Local Plan 2020-2040. One exception is homes for the travelling community as set out in Policy WE6 of the Teignbridge Local Plan 2013 – 2033 and Policy H10 of the emerging Teignbridge Local Plan 2020-2040. This allows plots in the open countryside providing they comply with certain criteria. In this instance there is insufficient information to determine whether the current use of the land meets the necessary criteria. As such it is considered the current use does not comply with Policy WE6 of the Teignbridge Local Plan 2013 – 2033 and Policy H10 of the emerging Teignbridge Local Plan 2020-2040.
- 4.3 In this instance the site has been set up for at least six pitches and as part of this substantial ground works have been carried out to remove areas of grass and replace this with hard surfacing. Although, the works have been carried out to create the residential site no details have been submitted to determine the impact the works have had on the site ecology. Furthermore, given the location of the site there is the potential that the activities have an impact on bats, Cirl Buntings, Great Crested Newts and other important wildlife habitats and features. As such, the stationing of the caravans on the land are considered contrary to Policies S1, S2, S22, WE6, EN2A, EN8, EN9, EN10 and EN11 of the Teignbridge Local Plan 2013 – 2033 and Policies GP3 (part 3.f), H10 (part 4.f), EN4, EN8, EN10, EN11, EN12, EN13 and EN15 of the emerging Teignbridge Local Plan 2020-2040.
- 4.4 Policy EN4 (Flood Risk) of the Teignbridge Local Plan 2013 – 2033 details that planning permission will not be granted for any proposal which as a consequence of inadequate provision of water services or surface water drainage and disposal, would pollute the water environment. Policy EN6 (Flood Risk and Water Quality) of the emerging Teignbridge Local Plan 2020-2040 states that planning permission will not be granted for any proposal which, because of inadequate provision of water services or inadequate or untimely provision of foul water and surface water drainage and disposal, would cause pollution to the water environment, including coastal waters,

would result in the deterioration of the ecological status of a water body, would overload the sewer network, or would result in an increase in flood risk at the site or elsewhere. In this instance given that the site has been surfaced, it is unclear what works have occurred to create this hard standing.

4.5 In order to be acceptable a suitable drainage strategy would need to be provided to demonstrate that surface water from the hardstanding is suitably drained without increasing flood risk to third parties. This is particularly important considering the proximity to the railway line and the fall of the land but in this case given that no planning application has been validated with such information and no such details have been received from the owner or their agent it is not possible to determine whether acceptable foul water and surface water drainage and disposal have been provided. As such it appears that the current use is contrary to Policy EN4 of the Teignbridge Local Plan 2013 – 2033 and Policy EN6 of the emerging Teignbridge Local Plan 2020-2040.

4.6 In addition the site is located within a Mineral Consultation Area. As such following consultation with Devon County Council the following response was received:

The site is located within a Mineral Consultation Area associated with nearby permitted mineral workings at Stoneycombe Quarry, a limestone quarry. Policy M2: Mineral Safeguarding Areas of the Devon Minerals Plan seeks to protect this resource from constraint by non-mineral development. The introduction of additional residential uses in this area has the potential to place additional constraint on existing and future working at the Stoneycombe Quarry.

The nature of the mineral extraction of limestone means that associated noise, dust and vibration are highly likely. Adding to this, blasting is regularly undertaken to assist with the extraction of the mineral at this quarry. Working at the site is currently focussed in the south of the quarry and thus within close proximity to the site. Future working is planned to progress northwards through the site and extend out toward the east. Whilst the future workings would move away from the site, the nature of limestone operations would mean that the noise, dust and vibration impacts are likely to continue. There is, therefore, a potential for conflict between these land uses, which may constrain the operator's ability to comply with the various existing planning conditions, for example, blasting and noise limits set at any buildings used for human habitation.

It is therefore considered that, without proper assessment, significant impacts could arise from the existing and future quarry working on the amenity of any residents and that that the siting of a residential use, within close proximity to this mineral site, would place an unreasonable constraint on existing and future working of Stoneycombe Quarry, contrary to Policy M2 of the Devon Minerals Plan.

- 4.7 The site is sufficiently distant from neighbouring properties that the use would not give rise to any materially harmful overlooking, overshadowing or an overbearing relationship. However, the level of vehicle movements to and from the site have raised a number of complaints from local residents but having discussed the matter with Devon County Council highways no concerns were raised.
- 4.8 As the site is situated next to the main railway line Network Rail have been consulted on the current use of the land. However, to date no response has been received. Should a response be received details will be added to the Committee update sheet or given out during the Committee meeting.
- 4.9 The Policies of our Local Plan reflect the Core Principles as set out under the Government's National Planning Policy Framework (NPPF) and the National Planning Practise Guidance which has an emphasis on sustainable development and focusing new residential development into settlements and other sustainable locations. It is considered that in this instance the unauthorised use fails to uphold these principles, particularly those in paragraphs 135, 187(a) and 193 of the NPPF for the reasons as set out above.
- 4.10 Officers consider enforcement action is necessary, expedient and in the public interest to secure cessation of the unauthorised use and the removal from the land of the unauthorised caravans, and the removal of the areas of hardstanding that have been created in order to support and maintain the delivery of the Strategy of the District Council's Local Plan to avoid the inappropriate siting of residential uses in the countryside without good reason and to maintain wider principles of sustainability and good design whilst protecting the character and appearance of the area.

5. RECOMMENDATIONS

The Committee is recommended to resolve that an Enforcement Notice be issued under Section 172 of the Town and Country Planning Act 1990 to:

- i) Cease using the land for the siting of caravans for residential purposes,
- ii) remove the caravans and any other items associated with the unauthorised residential use from the land, and
- iii) remove the unauthorised hardstanding and reinstate the land to grass

The compliance period is recommended to be six months.

In the event of the Notice not being complied with, the Solicitor be authorised to take further action as necessary under Section 179 of the Act.

6. HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Ian Perry

Head of Development Management