

13 October 2025

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 21st October, 2025** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

PHIL SHEARS
Managing Director

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

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

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)**

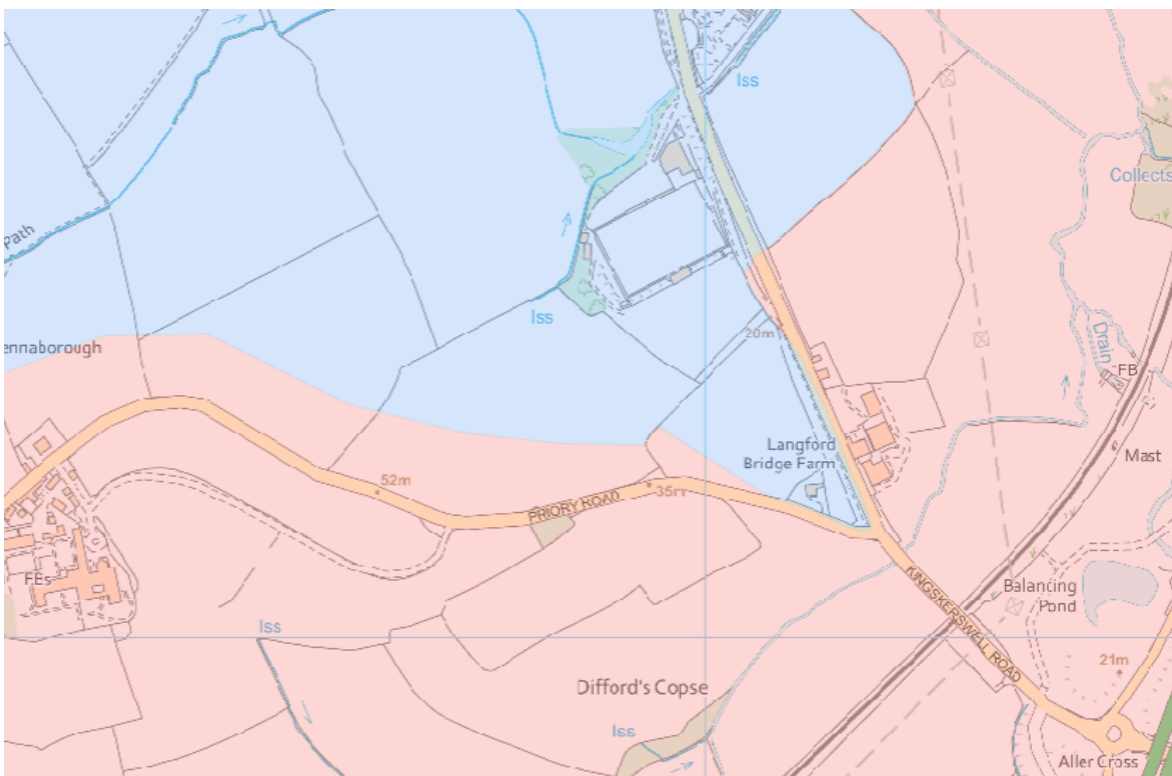
6. Planning applications for consideration - to consider applications for planning permission as set out below. (Pages 3 - 4)

Planning Committee – Tuesday 21 October 2025**Late representations/updates****Item No. 6a****24/01959/MAJ - Langford Bridge Farm, Kingskerswell Road**

Reserved Matters application (appearance, landscaping, layout and scale) for the construction of 88 dwellings including 20% affordable housing, landscaping, public open space and associated site infrastructure; pursuant to Outline Planning Permission 19/00238/MAJ.

CIL

The proposed gross internal area for the open market units is 7,066.15 m². For clarity, this figure excludes the 18 affordable housing units (which have a proposed gross internal area of 1287.67 m²). The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceding this grant of planning permission is 0. The CIL liability for this development is £1,136,633.87. This is based on 2451.61net m² at £200 per m² (area coloured red on plan below) and 4614.54net m² at £70 (area coloured blue on plan below) and includes an adjustment for inflation in line with the BCIS since the introduction of CIL.

**Amended Drawing**

Drawing no PERU3010 6902 REV I 'Sustainable Heating Strategy' has been superseded and replaced by amended drawing no. KM-P2-6902 REV P1 'Sustainable Heating Strategy', the latter drawing to be included as part of the list of drawings referenced in condition 1 instead of the former drawing.

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