

E-mail:

10 November 2025

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 18th November, 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)
8. Enforcement Cases

Planning Committee – Tuesday 18 November 2025

Late representations/updates

Item No. 6a

25/01206/FUL - Harewood 17 Torquay Road Kingskerswell

Change of use of existing property from Airbnb guest house to a House of Multiple Occupation (HMO)

The applicant has provided an amended elevation drawing illustrating the door to the pram store.

The applicant advises that the front hard surface area will be reshaped to provide ramped access to the front door.

Item No. 7a

E2/09/22 - Land At Bradmores Wood Ingsdon

The District of Teignbridge (Woodlands at Bradmore Woods, Ingsdon, Newton Abbot)
Tree Preservation Order 2025

No updates received

Item No. 8a

20/00025/ENF - Land By Jacobs Barn Littlehempston

Unauthorised residential use of the land

Received four letters from local residents opposing the proposed enforcement action and wish the Council to allow the residential use to continue. They consider the current occupiers should be allowed to continue living on the land as they are part of the community and do not have any negative impact on the area.

Received information from the residents on the land who confirm they attend to livestock that are kept on site and that they have been there for about seven years and in that time have become part of the community and taking part in local events. They consider the use of the coach for residential purposes has no impact on the surrounding properties. There is also reference to health issues associated with one of the occupiers.

They wish to continue to live on site to manage the animals and not be a burden on the State as enforcement action would make them homeless and not be able to manage the animals. They would be willing to enter a legal agreement to ensure the residential use ceased when they vacated the land.

There are also concerns about the impact that the proposed enforcement action would have on one of the occupiers. Details of this have been supported by letters from the persons overseeing the occupier's health concerns. To discuss this further it would be necessary to progress the matter in Part 2.

Item No. 8b
20/00182/ENF - Land At Chipley Mill Bickington

Unauthorised change of use of agricultural land to education use (Class F1)

Received one letter from the Parish Council who support the current use. In addition received two letters supporting the proposed enforcement action referring to the flooding issues and the more recent planning history.

Received correspondence from the school referring to previous information submitted. This sets out the need to allow the use of the land as part of the school to continue as it significantly helps the educational development of the children. The children attending the school all have special educational needs and / or disabilities and the school provides a bespoke educational programme for the students which includes using the site at Chipley Mill. This provides an off-school learning environment which helps to nurture the students development. It is considered that to close the Chipley Mill site will have a huge detrimental impact on the student's development, in particular those in their final years of education. It is considered the closure of the site will have significant impact on the students ability to secure the necessary qualifications and have a very real lifelong implications on their futures.

It is requested that the school is allowed to continue using the site. However, if action is to be taken then a request of at least two years to comply is requested. In addition there is reference to an Ofsted report that indicates the school has an 'outstanding' rating which includes the Chipley Mill site where no reference was made to it being unsafe.

With regards to the current use it is noted that only a small number of children attend the site at one time and is not used if there is risk of flooding.

In this instance the school requests that the Committee consider the impact the closure will have on the students. This is in both the short term by not being able to benefit from the facilities currently provided and in the long term with the effect this will have on their educational development.