

Teignbridge District Council Planning Committee decision made on Tuesday, 23 September 2025

Agenda Item No	Topic	Decision
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Part A – Items considered in public

A1	Chudleigh - 25/00035/FUL Commercial Premises North Of Glen Cottage Rock Road	RESOLVED Planning permission be granted subject to the following conditions: 1. The development hereby permitted shall be carried out in accordance with the application form and the following approved plans/documents: <table> <tr> <th>Date Received</th><th>Drawing/Reference Number</th><th>Description</th></tr> <tr> <td>09 Jan 2025</td><td>JRPA-33 1001</td><td>Location Plan</td></tr> <tr> <td>09 Jan 2025</td><td>JRPA-33 1004</td><td>Proposed Ground Floor Plan</td></tr> <tr> <td>09 Apr 2025</td><td>JRPA-33 1006 REV A</td><td>Proposed Elevations</td></tr> <tr> <td>09 Apr 2025</td><td>JRPA-33 1007</td><td>Proposed Roof Plan</td></tr> <tr> <td>03 Jul 2025</td><td>JRPA-33 1002 REV B</td><td>Block Plan</td></tr> </table> REASON: In order to ensure compliance with the approved drawings. 2. Construction works shall commence at least 30 minutes after sunrise and cease at least 30 minutes before sunset each day during the active season of bats (i.e. from April to October inclusive). No lighting shall be left on over-night during the construction phase. REASON: For the benefit of legally protected light-averse bats. 3. Notwithstanding Section 55(2) of the Town and Country Planning Act 1990 and/or the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on, or in association with, the new building, except for low-lumen, LED, PIR motion-activated	Date Received	Drawing/Reference Number	Description	09 Jan 2025	JRPA-33 1001	Location Plan	09 Jan 2025	JRPA-33 1004	Proposed Ground Floor Plan	09 Apr 2025	JRPA-33 1006 REV A	Proposed Elevations	09 Apr 2025	JRPA-33 1007	Proposed Roof Plan	03 Jul 2025	JRPA-33 1002 REV B	Block Plan
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		lights on a short timer (maximum 1 minute), sensitive to large objects only (to avoid triggering by bats or other wildlife). Any such lights shall be mounted in association with doors only, at a height no greater than 1.9m from ground level, directed and shielded downward and away from hedges, trees and bat roosts. The lights shall produce only narrow spectrum, low-intensity light output, UV-free, with a warm colour-temperature (2,700K or less) and a wavelength of 550nm or more. REASON: For the benefit of legally protected light-averse bats. 4. Between the hours of 30 minutes after sunrise and at least 30 minutes before sunset each day during the active season of bats (i.e., from April to October inclusive) the west-facing roller door shall be kept shut except when vehicles are exiting/entering via that door. The roller door shall then be closed immediately after the vehicle has exited/entered. REASON: To limit light spill which might impact light-averse bats. 5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development of the types described in Class H of Part 7 or Class A of Part 2 of Schedule 2 shall be constructed (other than hereby permitted) unless the prior written consent of the Local Planning Authority has been obtained. REASON: To ensure that any future alterations or improvements to the building are acceptable in terms of their ecological impact for the benefit of legally protected light-averse bats. 6. The approved surface water drainage system, which includes an attenuation tank designed to cater for the 1 in 100-year (+50% allowance for climate change) rainfall event and flows limited to a 1 l/s discharge rate into the existing soakaway using an

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		appropriate flow control, shall be implemented in full prior to the occupation of the development and shall be thereafter maintained. REASON: To ensure that adequate surface water drainage is available to serve the proposed development and will not cause an increase in flood risk either on the site, adjacent land or downstream.