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19 January 2026

## PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 27th January, 2026** 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, Clearance, Hook, Atkins, J Taylor and MacGregor

**Please Note:** The public can view the live streaming of the meeting at [Teignbridge District Council Webcasting \(public-i.tv\)](http://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 [democraticsservicestdc@teignbridge.gov.uk](mailto:democraticsservicestdc@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 [democraticsservicestdc@teignbridge.gov.uk](mailto:democraticsservicestdc@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)**

#### **Terms of Reference**

1. Apologies for absence.
2. Minutes (Pages 7 - 12)  
To confirm the minutes of the last meeting.
3. Declarations of Interest.  
If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting.

Information pertaining to the Members' Code of Conduct and guidance relating to declaring interests can be found on the following webpage:

<https://www.teignbridge.gov.uk/council-and-democracy/district-councillors/councillor-conduct/>

4. Public Participation  
The Chairman to advise the Committee on any requests received from members of

the public to address the Committee.

5. Chairs' Announcements
6. Planning applications for consideration - 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](http://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) Shaldon - 25/01629/VAR - Barn at Brook Road (Pages 13 - 22)

7. Tree Preservation Order

- a) Kingsteignton - E2/23/46 - Land at Rackerhayes (Pages 23 - 32)

8. Appeal Decisions - to note appeal decisions made by the Planning Inspectorate. (Pages 33 - 36)

9. S73 Major Decisions Summary (Pages 37 - 38)

**For Information - Upcoming Site Visit Dates**

12 February, 19 March, 17 April

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### **3.7 Planning Committee**

**3.7.1 Membership:** The Committee has eleven members who are elected councillors. The Committee is politically balanced. Each member of the committee is required to complete in full an induction programme; undertake regular mandatory training; and attend development updates in relation to the planning function. Any member not undertaking these training activities will be unable to serve (or continue to serve) on the Committee until such time that the full training requirement has been met. Up to three substitute members may be appointed by each political group (see paragraph 3.13 for requirements regarding such appointments).

**3.7.2 Areas of Work:** The Committee deals with the Council's local planning authority function in respect to the determination of development and other applications requiring a formal determination by the Council and other planning matters set out in the Town and Country Planning Act 1990 (including subordinate and related legislation) other than those applications delegated to officers under delegated powers. This works includes the determination of:

- (a) applications for planning permission, consent under the building regulations and other building control matters, listed buildings consent, advertisement consent, hazardous substances consent;
- (b) consultations from the Dartmoor National Park Authority, other adjoining authorities and Devon County Council;
- (c) modification of planning permissions and non-material amendments;
- (d) certificates of lawful use and development;
- (e) tree preservation orders;
- (f) building preservations;
- (g) breaches of planning, listed building, conservation area, advertisement control including requisite legal action;
- (h) planning obligations;
- (i) prior approvals and notifications;
- (j) screening and scoping opinions for environmental impact assessments; and
- (k) high hedges complaints.

**3.7.3 Site Inspection Teams:** The Committee may appoint such teams to view the sites the subject of applications to help inform debate at the committee by submitting a report (including verbal) on its findings. These reports are for guidance and the site inspections are informal with no public right of access. The procedure for site inspections is as follows:

- (a) Attendance:** The only people authorised to attend a site inspection are:
  - Members of the Site Inspection Team
  - Ward Members
  - Up to two persons authorised to represent the Parish/Town Council for the application site
  - Planning Officer
  - County Environment Director's representative and/or other statutory consultees

- Other Teignbridge Members (as observer).

Applicants/Agents, objectors and members of the public are excluded.

**(b) Procedure:**

- The Planning Officer outlines the proposal and Members may ask any questions of the officer.
- Other attendees may give their view and Members may ask any questions of them

## **PLANNING COMMITTEE**

### **18 NOVEMBER 2025**

#### Present:

Councillors Sanders (Chair), Cox (Vice-Chair), Bradford, Nuttall, Nutley, Palethorpe, Williams and J Taylor (Substitute)

#### Apologies:

Councillors Bullivant, Hall, Horner and P Parker

#### Officers in Attendance:

Natalia Anderson, Solicitor

Trish Corns, Democratic Services Officer

Steven Hobbs, Senior Planning Enforcement Officer

Edward Hornsby, Senior Arboricultural Officer

Tom Jones, Area Team Manager

Ian Perry, Head of Development Management

Christopher Morgan, Assistant Democratic Services Officer

Freya Manning-Crisp, Legal Assistant

Richard Rainbow, Drainage and Coastal Manager

### **120. MINUTES**

It was proposed by Cllr Cox, seconded by Cllr Nutley, and

RESOLVED

The minutes of the meeting held on 21 October be agreed as a correct record and signed by the Chair.

### **121. DECLARATIONS OF INTEREST.**

Cllr Bradford declared an interest in application 25/01206/FUL by virtue of a relative residing near to the application site. Cllr Bradford did not take part in the discussion or vote on the application.

Cllr Cox declared an interest in application 25/01206/FUL by virtue of him being Chair of a Homeless Charity.

### **122. PUBLIC PARTICIPATION**

The Chair welcomed the public speaker to the meeting.

## 123. PLANNING APPLICATIONS

The Committee considered the application as below.

### a) Kingskerswell - 25/01206/FUL - Harewood House, Torquay Road

The Committee referred to the agenda report, additional information on the published updates document, and that the application was the subject of a site inspection held on 13 November 2026.

The Area Team Manager presented the application.

In response to issues raised at the site inspection it was advised that the parking would be managed, there was no objection from Devon County Council Highways in relation to the parking proposals, there would be ample bin storage area, and the application meets Housing Association standards.

Public speaker – supporter C Trowell - Housing Enabling and Development Manager - representing the applicant - referred to the following issues:

- The Council has a statutory responsibility to find temporary accommodation for the homeless.
- The application meets standards and will provide 7 letting rooms with minimal changes internally.
- The on-site mobile home will not be used for residential purposes.
- It will assist the Council in meeting statutory duties by providing accommodation with communal facilities where residents can integrate into the community and are close to support network.

It was proposed by Cllr Palethorpe and seconded by Cllr Nuttall that planning permission be granted as set out in the agenda.

In response to further questions from Members, it was confirmed that the premises would be managed.

RESOLVED

That 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
16 Jul 2025	04	Proposed Ground Floor Plan
16 Jul 2025	05	Proposed First Floor Plan
16 Jul 2025	06	Proposed Elevations
16 Jul 2025	07	Block Plan
16 Jul 2025	08	Location Plan
24 Oct 2025	2050 17	Parking Space Layout

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

3. Prior to the commencement of the hereby approved use a Maintenance and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following details:
  - a. Details of maintenance of the fabric of the building;
  - b. Details of maintenance of all external areas;
  - c. Details of maintenance of the building's furnishings;
  - d. Details of procedures to address disturbance complaints.

The development shall thereafter be carried out and operated in accordance with the approved plan.

REASON: In the interest of ensuring that the property is appropriately managed and maintained for the visual and residential amenity of the area.

(6 votes for, 0 against, and 2 abstentions).

#### **124. TREE PRESERVATION ORDERS**

- a) **Haytor - E2.09.22 - Land At Bradmores Wood**

Consideration was given to the agenda report.

It was proposed by Cllr Cox, seconded by Cllr Bradford and unanimously,

**RESOLVED**

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

## 125. ENFORCEMENT CASES

### a) **Ipplepen - 20/00025/ENF - Unauthorised residential use of the land**

The Senior Planning Enforcement Officer referred to the agenda report and the information set out in the late representations document appertaining to the unauthorised use of the land.

Having considered all information, it was proposed, seconded and unanimously,

RESOLVED

That if a valid planning application is not received by 5pm on 30 January 2026, an Enforcement Notice be issued by 5pm, 4 February 2026 under Section 172 of the Town and Country Planning Act 1990 to:

- i. Cease using the land for the siting of a coach for residential purposes; and
- ii. Remove from the land the unauthorised coach along with any other items associated with the unauthorised residential use from the land.

The compliance period is 6 months.

In the event of the Notice not being complied with, within 6 months, the Solicitor be authorised to take further action as necessary under Section 179 of the Act.

### b) **Bickington - 20/00182/ENF - Unauthorised change of use of agricultural land to education use (Class F1)**

The Senior Planning Enforcement Officer referred to the agenda report and the information set out in the late representations document appertaining to the unauthorised use of the land.

It was noted that a previous application was refused, and a subsequent appeal was dismissed due to the objections from the Environment Agency because the site is in a high flood risk zone.

It was proposed by Cllr Nutley and seconded by Cllr Bradford that no enforcement action be taken.

The Climate, Coastal and Drainage Manager reiterated that the previous application was refused, and a subsequent appeal was dismissed due to the objections from the Environment Agency because the site lies within a high flood risk zone. Flood Zone 3 includes risk to life. Additional risks included that education is classed as a vulnerable use, and the site is upstream of the Holbeam storage site. The Solicitor and the Head of Development Management also reiterated the risks associated with allowing the unauthorised use to continue.

An amendment was proposed by Cllr Sanders and seconded by Cllr Williams that enforcement be agreed as set out in the agenda report but with a 3 month deferment until 5pm 27 February 2026 in issuing the notice to allow for a planning application to be submitted by 5pm 13 February 2026.

The vote was taken and LOST by 3 votes for and 4 against.

*At this juncture the meeting was adjourned for a short comfort break.*

*The meeting reconvened.*

A further amendment was proposed by Cllr Sanders, seconded by Cllr Nuttall as below and CARRIED by 4 votes for and 3 against.

#### RESOLVED

That if a valid planning application is not received by 5pm, on 29 May 2026, an Enforcement Notice be issued under Section 172 of the Town and Country Planning Act 1990 to:

- i. Cease using the land for educational purposes; and
- ii. Remove from the land all the temporary tents and structures used in connection with the unauthorised educational use of the land.

The compliance period is 6 months.

In the event of the Notice not being complied with, within 6 months the Solicitor be authorised to take further action as necessary under Section 179 of the Act.

#### **126. APPEAL DECISIONS**

Appeal decisions made by the Planning Inspectorate were noted.

#### **127. S73 MAJOR DECISIONS SUMMARY**

None.

The meeting started at 10.00 am and finished at 12.15 pm.

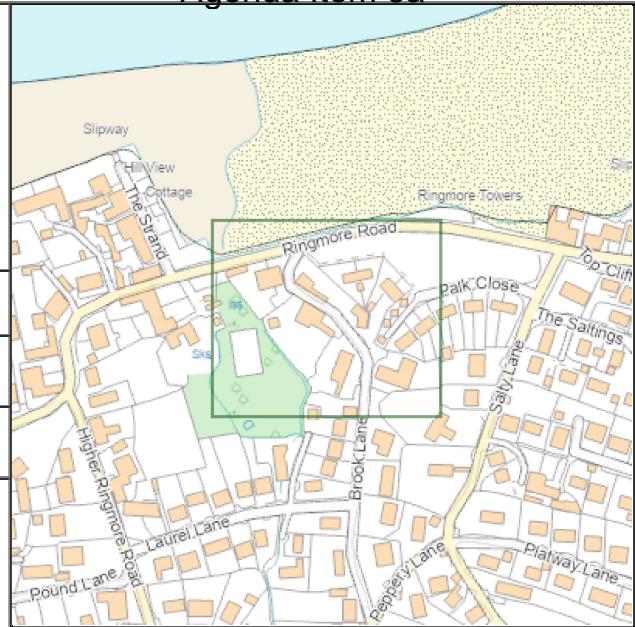
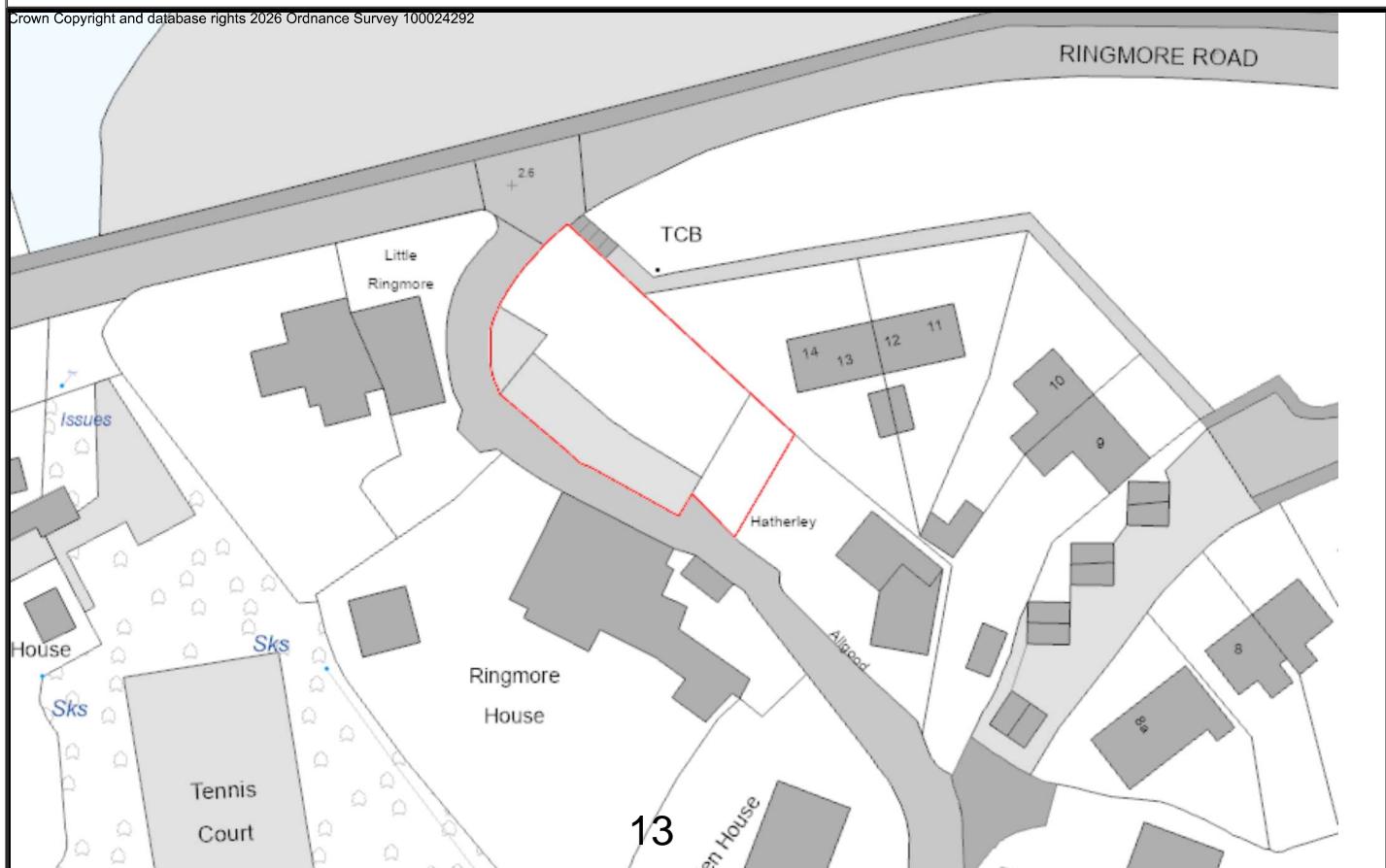
CLLR S SANDERS  
Chair

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## Planning Committee Report

Chair: Cllr Suzanne Sanders

Date	27 January 2026
Case Officer	Gary Crawford
Location	Barn At Ngr 292596 72290 Brook Lane Shaldon Devon TQ14 0AJ
Proposal	Variation of condition 2 on planning permission 25/00409/VAR (Variation of condition 2 on 22/01214/FUL (barn conversion and extension) to provide a chimney flue instead of a full stack for the central hearth, remove the requirement for obscure treatment to a single window facing Brook Lane and additional roof lights) to remove the requirement for obscure treatment to windows facing the Brook Lane (south west elevation)
Applicant	Mrs J Ashton
Ward	Shaldon And Stokeinteignhead
Member(s)	Cllr Chris Clearance
Reference	25/01629/VAR

[Online Details and Documents](#)**RECOMMENDATION: VARY CONDITION APPROVAL**

## 1. REASON FOR REPORT

This has been called in by the Ward Member / Parish Council for the following reasons:

- Impact on privacy and loss of amenity to the residents opposite the property.

## 2. RECOMMENDATION

PLANNING PERMISSION be granted subject to the following conditions:

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

Under application 22/01214/FUL:

Date Received	Drawing/reference number	Description
21 Jun 2022		Site Location Plan
21 Jun 2022	1680/012	As Proposed - Site Layout Plan
21 Jun 2022	1680/015	As Proposed - Upper Parking Area
21 Jun 2022	1680/017	As Proposed - Proposed Section B-B
30 Aug 2022	3001 REV B	Conceptual Drainage Plan
02 Nov 2022	1680/016A	As Proposed - Proposed Section A-A
20 Apr 2023	1680/014 REV B	As Proposed - Lower Ground Floor Plan

Under application 25/00409/VAR:

Date Received	Drawing/reference number	Description
10 Mar 2025	TLF-VGB-0213-2003	Velux Sun Tunnel
11 Mar 2025	1680/018 REV A	As Proposed - Proposed North-West Elevation
11 Mar 2025	1680/019 REV A	As Proposed - Proposed North-East Elevation
11 Mar 2025	1680/020 REV B	As Proposed - Proposed South-East Elevation

Under application 25/01629/VAR:

Date Received	Drawing/reference number	Description
01 Oct 2025	1680/021 REV D	Proposed South-West Elevation
26 Nov 2025	1680/013 REV B	Proposed Upper Ground Floor Plan

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

- The works shall proceed in strict accordance with the precautions, measures and enhancements described in the Preliminary Ecological Appraisal, the Bat Emergence/Activity Survey and the Reptile Presence/Likely Absence Survey (all by Green Lane Ecology, dated August 2021, see especially section 4 of each report).

REASON: For the protection of legally protected roosting bats and to provide biodiversity net gain.

3. The development hereby approved shall proceed in strict accordance with the flood mitigation measures set out in Section 5.0 of the Flood Risk Assessment by Engineering & Development Solutions, dated May 2022. Flood resilience measures shall be incorporated prior to first occupation of the dwelling and notwithstanding Section 55(2) of the Town and Country Planning Act 1990 shall thereafter be maintained as installed for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To minimise impacts on the building and its occupants in the event of a flood event.

4. There shall be no habitable accommodation on the lower ground floor of the building hereby approved.

REASON: In the interests of flood risk.

5. The workshop, stores, garage and boat store and working / boating courtyard proposed at lower ground floor (as shown on approved drawing 1680/014B) shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling hereby approved and shall not be used, let, leased, used for commercial purposes, or otherwise disposed without the prior granting of consent in writing by the Local Planning Authority.

REASON: In the interests of clarity given that the application has been made for a residential dwelling and that alternative uses that are not ancillary to that dwelling have not been justified or assessed as part of this application.

6. Notwithstanding 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 development of the types described in Classes A, AA, B, C, D, E and G of Part 1 of Schedule 2, Class A of Part 2 of Schedule 2 and Classes H and I of Part 14 of Schedule 2 shall be constructed (other than those expressly authorised by this permission).

REASON: To ensure that the character and appearance of the locality are protected and to avoid overdevelopment in the interests of local amenity.

## 7. DESCRIPTION

### Planning history

- 3.1 98/03308/COU: Demolish barn and erection of a dwelling at land opposite. Approved 2/8/1999.
- 3.2 04/02751/COU: Renewal of planning permission 98/3308/50/4 to demolish barn and erect dwelling opposite. Approved 6/5/2004.

- 3.3 16/01276/CLDE: Certificate of Lawfulness for confirmation that planning permission 2004/2751/50/04 has been implemented. Approved 4/8/2016.
- 3.4 17/00078/VAR: Variation of conditions 2 & 4 on planning permission 04/02751/COU to permit alternative access. Approved 17/5/2017.
- 3.5 21/01316/PE: Proposed barn conversion and extension. Advised on 11/11/2021 that the proposed conversion and extension of the barn was considered to be a positive improvement upon the dwelling that was previously approved under application 98/03308/COU.
- 3.6 22/01214/FUL: Barn conversion and extension. Approved 5/5/2023.
- 3.7 22/01214/AMD1: Non-material amendment (addition of solar panels) to planning permission 22/01214/FUL for barn conversion and extension. Approved 3/12/2024.
- 3.8 25/00409/VAR: Variation of condition 2 on 22/01214/FUL (barn conversion and extension) to provide a chimney flue instead of a full stack for the central hearth, remove the requirement for obscure treatment to a single window facing Brook Lane and additional roof lights. Approved 29/4/2025.
- 3.9 25/01246/VAR: Variation of Condition 1 on 25/00409/VAR (barn conversion and extension) to provide improved access to/from the highway for cars and boats and to remove the requirement for obscure treatment to windows facing the Brook Lane (south west elevation). Refused 17/9/2025 for the following reason
- 1. The proposed works to the vehicular access, by reason of the removal of a section of the stone boundary wall, the creation of the apron and the installation of the 1.8m high solid timber gates, would result in the partial loss of a significant feature which contributes significantly towards the special interest and character of the Ringmore Conservation Area, introducing an overly suburban and obtrusive form of development which would result in harm to the character and appearance of the street scene and Conservation Area, and the setting of the Grade II listed Ringmore House. As such, the proposal would be contrary to Policies S1 (Sustainable Development Criteria), S2 (Quality Development) and EN5 (Heritage Assets) of the Teignbridge Local Plan 2013-2033, Policy EN17 (Heritage Assets) of the emerging Teignbridge Local Plan 2020-2040 and paragraphs 212, 213 & 215 of the NPPF.*
- 3.10 6001351: Appeal against the refusal of planning application 25/01246/VAR. Appeal in progress.

#### The site

- 3.11 The site relates to a former barn opposite Ringmore House, Brook Lane, Shaldon. In terms of planning policy, the site falls within the settlement limit of Shaldon. The site is located within the Ringmore Conservation Area and partly within Flood Zones 2 and 3.
- 3.12 Planning permission was previously granted for the conversion and extension of the barn to form a dwelling under reference number 22/01214/FUL in May 2023. A non-material amendment to planning permission 22/01214/FUL to install solar panels on the south western roof slope of the barn was approved in December 2024.

- 3.13 A variation of condition to vary condition 2 (approved plans) of planning permission 22/01214/FUL to provide a chimney flue instead of a full stack for the central hearth, to remove the requirement for obscure treatment to a single first floor window facing Brook Lane and for the installation of additional two sun tubes on the south western roof slope was approved under application 25/00409/VAR in April 2025.
- 3.14 A second variation of condition was submitted which sought permission to vary condition 1 (approved plans) of permission 25/00409/VAR to provide improved access to/from the highway and to remove the requirement for obscure treatment to the remaining first floor windows facing the Brook Lane was refused in September 2025 for the following reason:
- 1. The proposed works to the vehicular access, by reason of the removal of a section of the stone boundary wall, the creation of the apron and the installation of the 1.8m high solid timber gates, would result in the partial loss of a significant feature which contributes significantly towards the special interest and character of the Ringmore Conservation Area, introducing an overly suburban and obtrusive form of development which would result in harm to the character and appearance of the street scene and Conservation Area, and the setting of the Grade II listed Ringmore House. As such, the proposal would be contrary to Policies S1 (Sustainable Development Criteria), S2 (Quality Development) and EN5 (Heritage Assets) of the Teignbridge Local Plan 2013-2033, Policy EN17 (Heritage Assets) of the emerging Teignbridge Local Plan 2020-2040 and paragraphs 212, 213 & 215 of the NPPF.*
- 3.15 An appeal against the refusal of planning application 25/01246/VAR is currently in progress.

#### The application

- 3.16 The current application also seeks permission to vary condition 1 (approved plans) of permission 25/00409/VAR but this application only seeks permission to remove the requirement for the obscure treatment to the first floor windows facing the Brook Lane and does not include the works to the vehicular access.

#### Main issues

The main issues for consideration are:

- Principle of the development;
- Impact on residential amenity; and
- Other matters.

#### Principle of the development

- 3.17 The principle of the development has been confirmed by virtue of the planning application 22/01214/FUL which was approved in May 2023 and the installation of a chimney flue, the removal of the requirement for obscure treatment to a single first floor window facing Brook Lane and installation of two sun tubes on the south western roof slope of the dwelling were approved under variation of condition application 25/00409/VAR in April 2025.
- 3.18 The current application seeks permission to vary the approved plans for permission 25/00409/VAR to remove the requirement for obscure treatment to three first

windows facing Brook Lane (south west elevation). The considerations made under the original applications are still considered to be relevant but have not been fully reiterated in the body of this report.

### Impact on residential amenity

- 3.19 Representations have been received which have raised concerns with regards to overlooking and loss of privacy impacts from the first floor windows in the south west elevation of the new dwelling upon the properties on the opposite side of Brook Lane. Whilst it is acknowledged that the approved south west elevation drawing for planning permission 22/01214/FUL detailed that the four first floor windows would feature opaque glazing, the officer report for application 22/01214/FUL stated:

*'As the first floor windows in the south west elevation of the new dwelling would be positioned at an oblique angle to the windows in the north east elevation of Ringmore House, it is considered that there is unlikely to be any significantly harmful intervisibility impacts between the new dwelling and Ringmore House'.*

- 3.20 As such, it was not considered necessary to include a condition on planning permission 22/01214/FUL to require the first floor windows in the south west elevation of the new dwelling to be obscurely glazed.
- 3.21 A site visit has been undertaken by the case officer during the course of the current application to assess the overlooking and loss of privacy impacts from the first floor windows which have been installed in the south west elevation of the new dwelling.
- 3.22 Given that the ground floor window in the north east elevation of Ringmore House is located adjacent to the Brook Lane, where anyone walking along the lane could view in, it is considered that the first floor windows in the south west elevation of the new dwelling do not result in any significantly worse overlooking or loss of privacy impacts upon this window than those which could occur already.
- 3.23 The two most southerly first floor windows in the south west elevation of the new dwelling are located at a lower height than the first floor window in the north east elevation of Ringmore House. Furthermore, the first floor window in the north east elevation of Ringmore House is set physically between the two most southerly first floor windows in the south west elevation of the new dwelling and it was observed during a site visit that when looking straight out of the two most southerly first floor windows of the new dwelling towards Ringmore House, the views are towards a blank wall. It is acknowledged that if you stood directly next to the two most southerly first floor windows in the south west elevation of the new dwelling the windows and looked in a 45 degree angle, there are some views towards the first floor window in the north east elevation of Ringmore House, which serves a bathroom, including a shower cubicle. However, given that the first floor window in the north east elevation of Ringmore House is not a main habitable room, it is considered that if the occupants of Ringmore House are concerned about loss of privacy impacts from the first floor windows in the south west elevation of the new dwelling upon this room, they could take reasonable measures to prevent this such as installing a blind on the bathroom window.

- 3.24 Due to the distance between the most northerly first floor window in the south west elevation of the new dwelling and both Ringmore House and Little Ringmore, and the angle between the most northerly first floor window in the south west elevation of the new dwelling and both Ringmore House and Little Ringmore, it is deemed that this window does not result in any significantly harmful overlooking or loss of privacy impacts upon any neighbouring properties.
- 3.25 It is therefore considered that the proposed removal of the requirement for obscure treatment to the three first windows in the south west elevation of the new dwelling is acceptable.

#### Other matters

- 3.26 Representations have been received which have raised concerns of an increase in flood risk following the installation of new flood gates at the new dwelling and the impact upon the setting of the Grade II listed Ringmore House. This application seeks permission for the removal of the requirement for obscure treatment to the three remaining first windows in the south west elevation of the new dwelling only. As such, this proposal would not result in any increase of flood risk or have an impact upon the nearby listed building. Application 25/01246/VAR previously sought retrospective permission for the flood gates which have recently been installed at the new dwelling and this application was refused and is currently subject to an appeal.
- 3.27 Representations regarding non-compliance with the approved plans for planning permission 22/01214/FUL are noted and discrepancies between what was shown on the approved plans and what has been built on site, e.g. the structural openings in the south west elevation which were supposed to be retained and infilled with timber screens have not been fully retained and lintels above the openings have not been retained, a new stone wall has been constructed attached to the south west elevation of the building, have been raised with the applicant's agent. It is understood that the applicant is likely to submit a further variation of condition application to reconcile these discrepancies.

#### Conclusion

- 3.28 The proposed development is considered to be acceptable and therefore it is recommended that planning permission be granted subject to conditions.

## **8. POLICY DOCUMENTS**

### Teignbridge Local Plan 2013-2033

S1A Presumption in favour of Sustainable Development  
S1 Sustainable Development Criteria  
S2 Quality Development  
S7 Carbon Emission Targets  
S21 Villages  
S21A Settlement Limits  
EN2A Landscape Protection and Enhancement  
EN3 Carbon Reduction Plans  
EN4 Flood Risk

EN5 Heritage Assets  
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 Teignbridge Local Plan 2020-2040

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

GP1: Sustainable Development  
GP2: Development in Teignbridge  
GP3: Settlement Limits and the Countryside  
CC1: Resilience  
DW2: Development Principles  
DW3: Design Standards  
H12: Residential Amenity  
EN4: Landscape Protection and Enhancement  
EN6: Flood Risk and Water Quality  
EN8: Light Pollution  
EN10: Biodiversity and Geodiversity  
EN11: Important Habitats and Features  
EN12: Legally Protected and Priority Species  
EN13: European Wildlife Sites  
EN14: Exe Estuary and Dawlish Warren  
EN15: South Hams SAC  
EN16: Trees, Hedges and Woodlands  
EN17: Heritage Assets

### National Planning Policy Framework

### National Planning Practice Guidance

## **9. CONSULTEES**

9.1 None

## **10. REPRESENTATIONS**

10.1 Publicity undertaken by way of:

- Site notice displayed 9 October 2025

10.2 Four letters of objection have been received which have raised the following concerns:

- Increase in flood risk due to flood gates.
- Overlooking/loss of privacy impacts.
- Harm to setting of a listed building.
- Non-compliance with approved plans

## 11. TOWN / PARISH COUNCIL'S COMMENTS

### 11.1 Shaldon Parish Council:

Have objected to the application due to the impact on privacy and loss of amenity to the residents opposite the property.

## 12. COMMUNITY INFRASTRUCTURE LEVY

- 12.1 The proposed gross internal area is 365.19 sq m. 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 176 sq m. The CIL liability for this development is £56,202.88. This is based on 189.19 net m<sup>2</sup> at £200 per m<sup>2</sup> and includes an adjustment for inflation in line with the RICS CIL index since the introduction of CIL.

## 13. ENVIRONMENTAL IMPACT ASSESSMENT

- 13.1 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.

## 14. BIODIVERSITY NET GAIN (BNG)

- 14.1 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)).
- 14.2 This development is exempt from the general Biodiversity Gain Condition for the following reason:
- Although this is a variation of condition to an existing variation of condition application which was approved after the date that the mandatory requirement for biodiversity net gain for planning permissions was introduced, the works have already commenced.

## 15. CARBON/CLIMATE IMPACT

- 15.1 The proposal re-uses an existing building and solar panels have been installed on the south west roofslope of the building.

## **16. HUMAN RIGHTS ACT**

16.1 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*

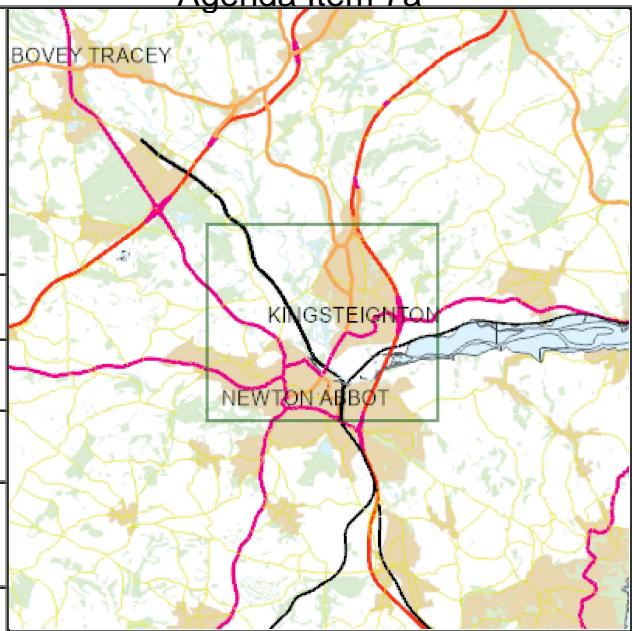
**Head of Development Management**



## Planning Committee Tree Preservation Order Report

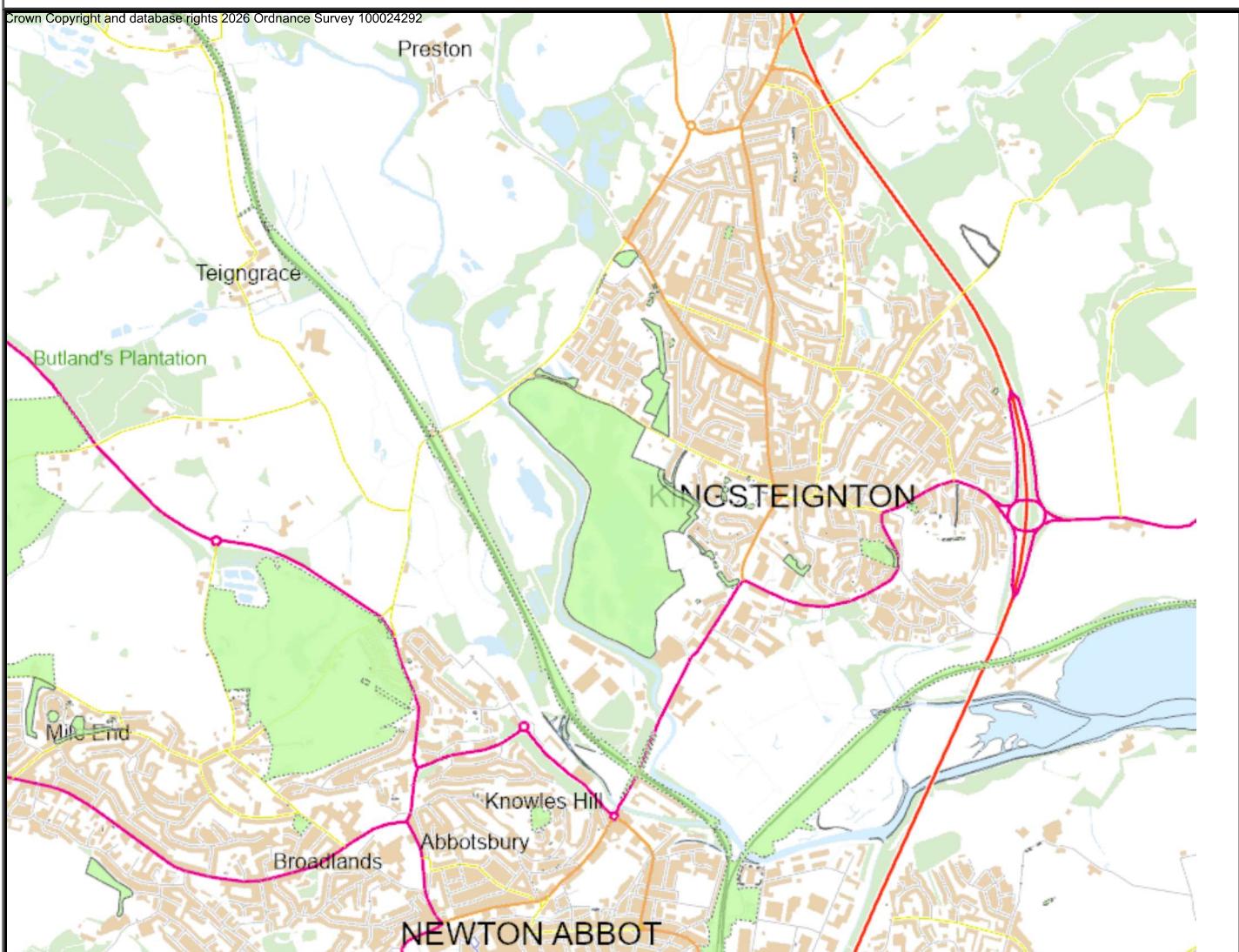
Chair: Cllr Suzanne Sanders

Date	27 January 2026
Case Officer	Edward Hornsby
Location	Land At Rackerhayes Ngr 286373 72920 Newton Road Kingsteignton
Order	The District of Teignbridge (Land off Broadway Road, Kingsteignton) Tree Preservation Order 2025
Ward	Kingsteignton West
Member(s)	Cllr Bill Thorne, Cllr Dave Rollason
Reference	E2/23/46



## RECOMMENDATION: CONFIRM WITH/WITHOUT MODIFICATIONS

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## **Recommendation**

### **The Planning Committee is recommended to resolve that:**

The District of Teignbridge (Land off Broadway Road, Kingsteignton) Tree Preservation Order 2025 unmodified.

#### **1. Purpose**

The provisional Tree Preservation Order (TPO) was served on 21 August 2025. The provisional protection will cease on 21 February 2026, if it is not confirmed.

The purpose of the TPO is not to sterilise mineral resources or frustrate lawful operations, but to prevent avoidable or premature woodland clearance that would result in a significant and irreversible loss of public amenity. The Order provides a necessary level of control to ensure that any tree removal is justified, proportionate, and aligned with wider planning and environmental objectives.

In this context, the TPO is consistent with both the intent of the Tree Preservation Regulations and broader national and local planning policy. It represents a balanced and lawful response to a credible risk of woodland loss, ensuring that mineral interests and amenity considerations are properly weighed rather than one overriding the other.

#### **2. Background and Reason**

The provisional Tree Preservation Order was made following credible reports that the woodland was at imminent risk of clear felling by the landowners. Given the scale of the threat and the irreversible harm that would have resulted, it was considered necessary and expedient to introduce immediate statutory protection to prevent the loss of a highly valued landscape and ecological asset while the matter was fully assessed.

The woodland is located between Newton Road and Exeter Road, lying to the south of Broadway Road and to the north of the banks of the River Teign. It forms a substantial and continuous block of woodland within the urban fabric of the town. The site is long-established, having last been subject to mineral extraction prior to the 1890s. Since the cessation of mining activity, the land has been allowed to regenerate naturally, resulting in a mature and well-structured, self-seeded broadleaved woodland. Over time, natural succession has created a diverse canopy, understory, and ground flora, with associated fishing ponds and a wide range of fauna. The woodland now represents a strong example of natural regeneration and contributes significantly to biodiversity, landscape character, and recreational value.

The amenity value of the woodland is exceptionally high, particularly given its central location and accessibility within the town. It provides visual containment, and a sense of natural enclosure that is increasingly rare in urban settings. The site has been assessed as having an amenity value score of 20, as determined by an external arboricultural consultant (Devon Tree Services) prior to the current Tree Officer taking up post. The Tree Officer has also carried out an assessment since being in post. These assessments reflect not only the quality and extent of the tree cover, but also its public visibility, ecological importance, and contribution to the character and wellbeing of the area.

The land is subject to a Review of Old Mineral Permission (ROMP) issued by Devon County Council (DCC, the Minerals Planning Authority) in 1999 (DCC reference 99/2080/01/9DCC).

The ROMP Scheme of Conditions requires that ecological and habitat considerations are addressed prior to the commencement of any quarry-related operations. However, the ROMP does not provide blanket protection for the woodland against other forms of land management or clearance unrelated to mineral extraction. As such, in the absence of a Tree Preservation Order, there would have been no effective control to prevent the clearance of the woodland for purposes outside the scope of the ROMP. This includes, for example, wholesale removal of trees within the designated country park area, which could have proceeded lawfully without arboricultural oversight or public consultation.

The Tree Preservation Order therefore serves a critical role in safeguarding both the woodland and the associated country park, ensuring that their long-term retention and management are properly controlled in the public interest. This approach is consistent with the intent and outcomes of planning permission 08/01372/MAJ (issued by Teignbridge District Council), which recognises the importance of the site as a protected green and recreational space.

Further weight is added by the submission of a pre-application enquiry, to Devon County Council (PRE/1663/2023), which included multiple technical consultations. These consultations clearly identify the woodland as a sensitive environmental receptor and highlight the significant ecological implications of reopening the historic mineral workings. Collectively, the evidence demonstrates that the woodland is not only a legacy of the site's industrial past, but a mature, high-value natural asset whose loss would result in substantial and lasting harm. The confirmation of the Tree Preservation Order is therefore justified, necessary, and proportionate to ensure the continued protection of this important woodland resource.

### **3. Comments and Objections**

170 emails in support of confirming the TPO have been received from local residents, members of the public including children, and from local Councillors for the making of the TPO. They are summarised as follows:

- Clay pits quarry is already a vast blight on the landscape;
- Some of the trees are rare and ancient species;
- Increase in flood risk and toxic damage from dust and debris;
- Local residents enjoy the beauty, shelter and peace the trees provide and the abundant wildlife;
- Woodland provides some visual screening and helps to absorb noise and other unpleasant side effects produced from activity within the quarry;
- Trees are an important part of the community and contribute to the visual amenity of the area;
- Safeguard the trees for future generations;
- Loss of trees would affect hundreds of species of wildlife, including bats, dormice, owls, foxes and deer;
- Replanting saplings cannot replicate ancient woodland structure or ecosystem for decades;
- Mental health benefit of having trees and wildlife on your doorstep;

There has been one objection and one detailed comment (as per the following summaries)

**Objector:** Sibelco

**Summary of Objection**

Sibelco UK Limited submitted a formal objection on 1 October 2025, citing the following key points:

**Existing Mineral Permissions:**

The site is subject to extant planning permissions allowing the extraction of nationally and internationally significant ball clays. These permissions explicitly permit the removal of trees to facilitate quarry operations and require compensatory planting in non-extraction areas.

**Lack of Evidence for TPO Justification:**

TDC's rationale for the TPO, stating that the trees contribute to visual amenity, was not supported by any arboricultural assessment or evidence. No site inspection was undertaken with landowner consent.

**Regulatory Non-Compliance:**

Under Section 10(2b) of The Town and Country Planning (Tree Preservation) (England) Regulations 2012, authorities must consider individuals entitled to remove trees or extract minerals. The proposed TPO fails to acknowledge these rights and conflicts with established legislation and mineral planning policy.

**Impact on Industrial Mineral Operations:**

The TPO would impede lawful mineral extraction activities, rendering the order ineffective and inconsistent with national and local policy frameworks for industrial minerals.

**Analysis**

The objector considers that the absence of supporting evidence for the TPO and failure to consider existing mineral permissions indicate that the order may not withstand legal scrutiny; and that imposing a TPO on trees scheduled for removal under lawful permissions could create unnecessary conflict and operational delays.

***Counterpoints to Sibelco Objections***

**Visual Amenity and Public Interest**

The Council is empowered under the Town and Country Planning Act to protect trees that contribute to the character and amenity of the area. The presence of trees along Broadway Road provides significant screening and landscape value for nearby residents and public viewpoints. This amenity benefit exists independently of mineral extraction rights and warrants protection.

**Separate Regulatory Frameworks**

Mineral planning permissions do not override the Council's statutory duty to consider environmental and amenity impacts. While permissions allow mineral extraction, they do not negate the Council's ability to impose TPOs where justified. Both frameworks are intended to operate in balance, ensuring industrial activity does not unnecessarily compromise local environmental quality.

Objections to the proposed Tree Preservation Order (TPO) rely in part on Regulation 10(2)(b) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, which requires the Local Planning Authority, when deciding whether to confirm a

TPO, to take into account the interests of persons entitled to remove trees or extract minerals. This provision does not grant an automatic right to remove trees, nor does it preclude the making or confirmation of a TPO. Its purpose is to ensure that such interests are considered as part of a balanced assessment, rather than given overriding weight.

Under Section 198 of the Town and Country Planning Act 1990, the Local Planning Authority has a statutory power and duty to make a TPO where it is expedient in the interests of amenity to do so. The test of expediency is met where there is a reasonable degree of public amenity value and a demonstrable risk of loss. In this case, reports indicating a credible threat of woodland clearance provided sufficient justification for the making of a provisional Order.

The Tree Preservation Regulations are designed to operate alongside other planning regimes, including mineral planning, rather than being displaced by them. The existence of mineral rights or mineral permissions does not remove the Council's duty to protect trees where appropriate, nor does it create a presumption against the use of TPOs.

### **Lack of Automatic Exemption**

Sibelco asserts that the TPO is invalid because trees may be lawfully removed under mineral permissions. However, the Tree Preservation Regulations do not provide blanket exemptions for such cases. Instead, they require consideration of competing interests. The Council can still confirm a TPO and subsequently assess applications for works under Regulation 14, ensuring proper scrutiny rather than automatic removal.

Mineral planning permissions authorise the extraction of minerals in principle but do not override other statutory controls relating to environmental protection, landscape character, or public amenity. This reflects the wider framework of the Town and Country Planning Act 1990, which establishes a plan-led system requiring the balancing of multiple material considerations.

National planning policy, including the National Planning Policy Framework (NPPF), requires mineral development to be undertaken in a manner that minimises adverse impacts on the natural environment and local amenity. Paragraphs relating to conserving and enhancing the natural environment make clear that development should protect valued landscapes and features, including trees and woodland, unless there are clear and justified reasons for their loss.

The use of a TPO in this context does not seek to prevent mineral extraction outright, but rather to ensure that woodland of established amenity value is not removed prematurely or unnecessarily, particularly outside the scope of active or consented mineral operations.

The objection suggests that the TPO would be ineffective or unlawful because trees may be removed lawfully under mineral permissions. This interpretation is not supported by the Tree Preservation Regulations. There is no blanket exemption within the 2012 Regulations for tree removal associated with mineral extraction.

Instead, the Regulations provide mechanisms to address competing interests in a proportionate and transparent manner. Where tree works are genuinely necessary to facilitate permitted development, including mineral extraction, applications for consent may be made under the TPO regime, allowing the Local Planning Authority to assess the justification, timing, and extent of the proposed works.

In cases involving immediate risk to public safety, Regulation 14 of the 2012 Regulations provides specific exemptions for works to dead or dangerous trees where action is urgently necessary to remove an immediate risk of serious harm. These provisions ensure that health and safety considerations can be addressed promptly without undermining the wider purpose of tree protection.

### **Amenity Assessment**

Although Sibelco claims no arboricultural assessment was undertaken, the Council is not legally required to seek landowner consent for preliminary visual assessment from public vantage points. The amenity value of trees can be reasonably judged without entering private land, particularly where trees are visible from public roads and contribute to the wider landscape.

### **Policy Alignment**

National and local planning policies emphasize the importance of biodiversity, green infrastructure, and landscape character. Confirming the TPO aligns with these objectives and demonstrates the Council's commitment to sustainable development principles, even within mineral extraction areas.

### **Restoration and Long-Term Landscape**

Sibelco's objection focuses on short-term operational needs. However, the TPO supports long-term restoration goals by safeguarding existing tree cover where feasible. This approach complements mineral planning conditions requiring progressive restoration and planting, ensuring continuity of landscape quality.

**Comment;** Newton Abbot Fishing Association (NAFA)

### **Summary of Comment**

NAFA submitted a formal objection on 18 September 2025, citing the following key points:

#### **Key Concerns;**

##### **Health & Safety Risks**

NAFA is legally responsible for member safety.

Routine tree maintenance is essential to prevent hazards (e.g., falling limbs).

Recent incident: Oak tree limbs fell on an angler's bivvy during poor weather, highlighting the risk if immediate action cannot be taken.

##### **Operational Impact**

The blanket TPO without variation will cause:

Unnecessary bureaucracy and delays in obtaining permissions.

Increased strain on Teignbridge Council resources.

NAFA argues that allowing routine maintenance would reduce administrative burden.

##### **Historical Stewardship**

NAFA has managed the site for over a century, following best silvicultural practices and UK Forestry Standards.

Previous works have complied with Forestry Act 1967 and UKFS.

Association has collaborated with the Environment Agency (e.g., otter fencing funded by EA).

### **Environmental & Community Value**

The site's natural appearance and biodiversity are attributed to NAFA's management. Restricting maintenance could negatively impact:

- Member safety.
- Wildlife and habitat quality.
- Community enjoyment of the fishery.

### **Request for Variation**

NAFA seeks a variation to Schedule 5 of the TPO to allow:

- Routine maintenance.
- Essential tree works for safety and conservation.

Suggests a site visit by the Teignbridge Council Tree Officer to assess impact

### ***Counterpoints to NAFA Objections***

#### **Health & Safety Risks**

The TPO does not prevent essential safety works; it simply requires proper consent to ensure works are justified and proportionate.

Emergency works for immediate danger are already permitted under TPO regulations without prior approval.

A blanket exemption could lead to unnecessary or excessive tree removal under the guise of safety.

#### **Operational Impact & Bureaucracy**

The consent process ensures transparency and accountability, preventing inappropriate works that could harm the woodland ecosystem.

Streamlined procedures (e.g., fast-track applications for routine works) can be implemented without removing TPO protections.

Administrative burden is outweighed by the long-term benefits of safeguarding significant woodland areas.

#### **Historical Stewardship**

Past good management does not guarantee future compliance; legal protections are necessary to maintain standards regardless of changes in leadership or priorities. TPOs provide an independent check to ensure works align with broader conservation objectives, not just the Association's interests.

Forestry Act and UKFS compliance is commendable but voluntary; TPO adds enforceable protection.

### **Environmental & Community Value**

Unregulated works could inadvertently damage habitats and biodiversity, undermining the very natural character the Association values.

TPO ensures that any tree works consider ecological impacts, maintaining the site's wildlife and amenity value for the wider community, not just anglers.

Routine maintenance can still occur under consent, balancing safety with conservation.

**Request for Variation**

A variation allowing unrestricted works would effectively nullify the purpose of the TPO in that area.

Site-specific exemptions risk setting a precedent that weakens TPO enforcement across the district.

A collaborative approach, such as a management plan agreed with the Council, offers a better solution than removing oversight entirely.

**Officer Comment:**

The woodland makes a substantial contribution to public amenity, landscape character, and biodiversity, particularly given its central and highly visible location within the town. Evidence indicates that the site was at genuine risk of clearance, and existing designations would not have provided sufficient protection against non-mineral related works. The provisional Tree Preservation Order is therefore considered both necessary and expedient to prevent the loss of an important self-seeded broadleaf woodland and associated country park. On this basis, the Order is justified in the interests of long-term environmental protection and public benefit, and there are no objections to the works proceeding as described.

**4. SUSTAINABILITY IMPLICATIONS**

Trees are a vital component of a sustainable future, serving to absorb CO<sup>2</sup>, create oxygen and filter pollutants that exacerbate conditions such as eczema and asthma, as well as providing shade and screening and a softening of the built environment. Trees provide a sense of place, habitat for fauna and flora, as well as uplifting the spirits of many people.

**5. FINANCIAL IMPLICATIONS**

None

**6. OPTIONS**

The Planning Committee can decide to:

- Confirm the Tree Preservation Order unmodified
- Confirm the Tree Preservation Order in a modified form
- Not to confirm the Tree Preservation Order

*Ian Perry*  
**Head of Development Management**

## APPENDIX I

## DEVON TREE SERVICES AMENITY EVALUATION RATING



Arboricultural Consultancy

Website: [www.devontreeservices.co.uk](http://www.devontreeservices.co.uk)Email: [consultancy@devontreeservices.co.uk](mailto:consultancy@devontreeservices.co.uk)

Phone: 01803 814126

Address: Little Acre, Ipplepen, Newton Abbot, TQ12 5TR

TPO Amenity Evaluation - Site Visit: 8.9.25  
 Tree Species: Mixed Woodland Species

Site Address: Land off Broadway Road, Kingsteignton

Factor	Selected Score	Notes
1. Size	6	The site covers a large area, and a significant portion is visible from various public locations.
2. Life expectancy	3	The site contains a mix of tree ages and species, so an average life expectancy has been considered to reflect the overall condition of the tree population.
3. Form	1	
4. Visibility	3	The boundary edge trees are the principal visual feature when assessing the site against this criterion. Internally, the flat nature of the land means the trees are not especially prominent; however, they contribute to reinforcing the site's visual boundaries. From higher vantage points to the east, there is some public visibility. Overall, the boundary trees are the most prominent features and help to soften the urban landscape within the wider setting
5. Other trees in the area	1	The site contains woodland trees and is located on the fringes of the town, forming a transition into the surrounding rural setting
6. Suitability to area	3	
7. Future amenity value	1	
8. Tree influence	1	
9. Added factors	1	An additional factor is the screening benefit provided by the trees, which help to soften views and provide visual separation between the urban edge and the adjoining rural landscape
10. Notes		<p>The site contains a high volume of trees, with those along the boundaries being the most prominent. There is scope for tree protection through the serving of a Tree Preservation Order, which would likely take the form of woodland parcels, supplemented by groups or individual trees identified for their particular importance. Given the woodland setting and overall tree density, any large-scale felling would fall under the control of the Forestry Commission. While exemptions exist that allow for limited felling on a small scale each calendar quarter, clear felling of large areas would be restricted.</p> <p>It may be worth considering that, if the boundary trees are retained at a suitable depth, they will continue to fulfil their visual and screening function. However, if tree retention is limited to only shallow belts or individual specimens, their visibility and contribution to amenity may be significantly reduced, particularly from public viewpoints.</p>
Total Score	20	



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DTS Tree Consultancy Letterhead – Version 4 – 141223

DTS Tree Consultancy is a trading name of Devon Tree Services LTD

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TEIGNBRIDGE DISTRICT COUNCIL

**TDC TREE OFFICER AMENITY EVALUATION RATING FOR TPOs**

TPO No:	E2/23/46	Site Visit Date:	07/01/2026
TPO Name:	The District of Teignbridge (Land off Broadway Road, Kingsteignton) Tree Preservation Order 2025	Effective Date:	
Address	Land At Rackerhayes Ngr 286373 72920 Newton Road Kingsteignton	TPO Designation	
Rating	20	Surveyed by:	Ed Hornsby
Reason for TPO	Woodland is in imminent danger of being clear felled		

<b>1. Size – height x spread</b> 1 very small 2-5m <sup>2</sup> 2 small 5-10m <sup>2</sup> 3 small 10-25 <sup>2</sup> 4 medium 25-50m <sup>2</sup> 5 medium 50-100m <sup>2</sup> 6 large 100-200m <sup>2</sup> 7 very large 200m <sup>2</sup> +	<b>Score</b> 7	<b>6. Suitability to area</b> 1 Just suitable 2 Fairly suitable 3 Very suitable 4 Particularly suitable	<b>Score</b> 4
<b>2. Life expectancy</b> 1 5-15 yrs 2 15-40 yrs 3 40-100yrs 4 100yrs +	4	<b>7. Future amenity value</b> 0 Potential already recognized 1 Some potential 2 Medium potential 3 High potential	2
<b>3. Form</b> -1 Trees which are of poor form 0 Trees of not very good form 1 Trees of average form 2 Trees of good form 3 Trees of especially good form	2	<b>8. Tree influence</b> -1 Significant 0 Slight 1 Insignificant	0
<b>4. Visibility</b> 1 Trees only seen with difficulty or by a very small number of people 2 Back garden trees, or trees slightly blocked by other features 3 Prominent trees in well frequented places	2	<b>9. Added factors</b> <i>If more than one factor relevant maximum score can still only be 2</i> 1 Screening unpleasant view 1 Relevant to the Local Plan 1 Historical association 1 Considerably good for wildlife 1 Veteran tree status	2
<b>5. Other trees in the area</b> 0.5 Wooded surrounding 1 Many 2 Some 3 Few 4 None	3	<b>10. Notes and total score</b> Reasonable for inclusion within the TPO	26

## PLANNING COMMITTEE

CHAIR: Cllr Suzanne Sanders

<b>DATE:</b>	<b>27 January 2025</b>
<b>REPORT OF:</b>	<b>Head of Development Management</b>
<b>SUBJECT:</b>	<b>Appeal Decisions received during previous calendar months of November and December</b>

- 24/00053/REF** **BOVEY TRACEY** - Land At NGR 282175 76309 Newton Road  
Appeal against the refusal of planning application 19/00664/FUL  
9 Gypsy pitches, access, the provision of services and utilities  
  
Appeal Allowed. Delegated Decision
- 25/00024/REF** **NEWTON ABBOT** - Land At Whitehill Road Newton Abbot  
Appeal against the refusal of planning application 24/00301/MAJ  
Outline planning permission for residential development, with all matters reserved except for access  
  
Appeal Allowed. Committee Decision  
Committee overturned officer recommendation to approve
- 25/00025/REF** **DAWLISH** - 13 West Cliff Road Dawlish  
Appeal against the refusal of planning application 25/00083/FUL  
Demolition of garage and erection of dwelling together with new garage and access for existing dwelling  
  
Appeal Allowed. Delegated Decision

25/00026/REF	<b>TEDBURN ST MARY</b> - Rose Cottage Annexe Tedburn St Mary Appeal against the refusal of planning application 24/01935/FUL Change of use (Class E) veterinary practice to one self build residential unit (C3)  Appeal Dismissed. Delegated Decision
25/00028/REF	<b>TEIGNGRACE</b> - Barn At Land Next To Lyndale Teigngrace Appeal against the refusal of planning application 24/01929/NPA Application for Prior Approval under Part 3 Class Q (a) and (b) paragraph W of the GPDO change of use of an agricultural building to a dwelling house  Appeal Dismissed. Delegated Decision
25/00031/REF	<b>WHITESTONE</b> - Chants Cottage Heath Cross Appeal against the refusal of planning application 25/00638/LBC Two storey side extension with single storey glass link  Appeal Dismissed. Delegated Decision
25/00032/REF	<b>ABBOTSKERSWELL</b> - Land At Ngr 284599 68043 Two Mile Oak Cross Appeal against the refusal of planning application 25/00815/FUL Construction and operation of a micro energy storage facility  Appeal Dismissed. Delegated Decision
25/00034/FAST	<b>SHALDON</b> - Coverdale Coombe Road Appeal against the refusal of planning application 25/00735/HOU Partial raising of existing roof to provide additional living space  Appeal Dismissed. Delegated Decision

**25/00035/FAST**

**TEIGNMOUTH - 17 Grove Crescent Teignmouth**  
Appeal against the refusal of planning application 25/00572/HOU  
Retention of replacement flat roofs on garages with a dual  
pitched roof

Appeal Allowed. Delegated Decision

**PLEASE NOTE THAT THE FULL TEXT OF THESE APPEAL DECISIONS IS  
AVAILABLE ON THE COUNCIL'S WEBSITE**

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## PLANNING COMMITTEE

CHAIR: Cllr Suzanne Sanders

<b>DATE:</b>	<b>27 January 2026</b>
<b>REPORT OF:</b>	<b>Head of Development Management</b>
<b>SUBJECT:</b>	<b>Major variation applications approved in previous calendar months of November and December</b>

**THERE WERE NO SUCH APPLICATIONS DETERMINED IN THE MONTHS OF NOVEMBER AND DECEMBER**

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