

E-mail:  
democraticservices@teignbridge.gov.uk

9 February 2026

## PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 17th February, 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, Horner, Nutley, P Parker, Palethorpe, Smith and Williams

Substitutes: Councillors Atkins, Clearance, 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](http://www.teignbridge.gov.uk/planningcommittee).

Please email [democraticservicesd@teignbridge.gov.uk](mailto:democraticservicesd@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 [democraticservicesd@teignbridge.gov.uk](mailto:democraticservicesd@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 - 10)  
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 Lane (Pages 11 - 20)
- b) Newton Abbot - 25/00345/MAJ - Langford Bridge (Pages 21 - 52)

7. Appeal Decisions - to note appeal decisions made by the Planning Inspectorate. (Pages 53 - 54)
8. S73 Major Decisions Summary (Pages 55 - 56)

**For Information - Upcoming Site Visit Dates**

19 March, 17 April, 6 May