

PLANNING COMMITTEE

17 FEBRUARY 2026

Present:

Councillors Sanders (Chair), Cox (Vice-Chair), Bradford, Bullivant, Hall, Horner, Nutley, Palethorpe, K Smith and MacGregor (Substitute)

Members in Attendance:

Councillors Atkins, Clarence, Nuttall and G Taylor

Apologies:

Councillors P Parker and Williams

Officers in Attendance:

Trish Corns, Principal Democratic Services Officer

Ian Perry, Head of Development Management

Dave Kenyon, Principal Planning Officer

Christopher Morgan, Assistant Democratic Services Officer

Artur Gugula, Senior Planning Officer

Josh Lewis, Devon County Council (Lead Local Flood Authority)

135. DECLARATIONS OF INTEREST.

None.

136. MINUTES

It was proposed by Councillor Palethorpe, seconded by Councillor Cox and

RESOLVED

The Minutes of the meeting held on 27 January 2026 be agreed as a correct record and signed by the Chair.

137. PUBLIC PARTICIPATION

The Chair welcomed the public speaker to the meeting.

138. PLANNING APPLICATIONS FOR CONSIDERATION - TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION AS SET OUT BELOW.

The Committee considered the application as below.

a) **Shaldon - 25/01629/VAR - Barn at Brook Lane**

Application withdrawn.

b) **Newton Abbot - 25/00345/MAJ - Langford Bridge**

Reserved Matters application (appearance, landscaping, layout and scale) for the construction of highway and drainage (infrastructure phase); pursuant to Outline Planning Permission reference 19/00238/MAJ

The Principal Planning Officer presented the application and the agenda report.

Public Speaker, supporter Mr Clark- Applicant – referred to the following issues:

- The application aligns with the Principle Master Plan
- Road alignment
- Drainage
- Landscaping
- Continuation of the tree lined road
- Attention to light spills to protect bats
- No objections raised from stakeholders i.e. Natural England, Highway Authority, Flood Authority

In response to questions, advice given included:

The Highway will be adopted when all infrastructure is complete.

Road parking restrictions would be covered by the phase 3 application

It was proposed by Councillor Bullivant and seconded by Councillor Macgregor that an additional condition be added that the road be designed to minimise on street parking.

The Principal Planning Officer advised that it would not be reasonable or appropriate to add as a condition because this has not been requested by the Highway Authority, nor would such a condition meet the relevant tests necessary for imposing conditions. However, the Principal Planning Officer did suggest that an informative could be included on the formal decision notice making reference to this point.

Councillors Bullivant and Macgregor withdraw the proposal for a further condition.

In response to further questions, advice given included:

- Cycleways and drainage will be of the standards required.
- Dimensions of the road was detailed at paragraph 6.19 of the agenda report.
- Although not relevant to this application the Highway Authority can take action against debris on roads.
- Technical drainage matters were under negotiation between the applicant and the Lead Local Flood Authority and were subject to a separate application relating to the discharge of a surface water condition. Any approval of this reserved matters application would not negate the need for the technical

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drainage details to remain subject of separate approval under that 'conditions discharge' application.

- Street lighting was subject to separate approval.
- Speed limits would be determined by the Highway Authority through the highways adoption process.
- On street parking and the design of the road could be dealt with through an additional informative.

The representative from the Lead Local Flooding Authority clarified the situation regarding technical drainage matters and advised that, for the purposes of this reserved matters application, the Attenuation Plans are sufficient.

It was proposed by Councillor Palethorpe, seconded by Councillor Nutley that the application be approved as set out in the agenda, with the additional informative regarding the road design to minimise on street parking as suggested by Councillors Bullivant and Macgregor above.

RESOLVED

RESERVED MATTERS BE GRANTED, subject to the following conditions and an additional INFORMATIVE which will advise that future developments related to the hereby approved road should be designed to minimise the reliance upon on street parking. The final wording to be agreed by the Head of Development Management in consultation with Councillors Sanders as Chair, Bullivant and MacGregor.

1. Development in accordance with approved plans

1. Development in accordance with approved plans Date Received	Drawing/Reference Number	Description
26 Feb 2025	WOLB2/3-1300 REV P1	Site Location Plan
07 Apr 2025	ES23.051 PH4-02.03 REV P1	Primary Infrastructure Highway Sections
19 Aug 2025	ES23.051 03.50 REV P1	Drainage Outfall Plan
03 Nov 2025	ES23.051 SK-03.20 REV P3	Site-Wide Drainage Strategy - Catchment Areas
03 Nov 2025	ES23.051 30.04 REV T1	Adoptable Highway Construction Details - Sheet 4
03 Nov 2025	ES23,051 REV A	SuDS Maintenance Plan
26 Nov 2025	PERSW24830-12B	SUDs Proposals
01 Dec 2025	ES23.051 PL-RMA-02.01 REV P3	Spine Road General Arrangement Plan
01 Dec 2025	ES23.051 PL-RMA-03.00 REV P8	Drainage Strategy Ske Overall Sheet
01 Dec 2025	ES23.051 PL-RMA-03.01 REV P9	Drainage Strategy Ske Inset Sheet
01 Dec 2025	ES23.051 PL-RMA-10.02	Spine Road Surfacing

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01 Dec 2025	REV P2 ES23.051 PL-RMA-20.01	Plan Sheet 2 Highway Visibility Plan Sheet 1
01 Dec 2025	REV P2 ES23.051 PL-RMA-20.02	Highway Visibility Plan Sheet 2
01 Dec 2025	REV P3 ES23.051 PL-RMA-07.02	Vehicle Tracking Plan · Refuse
01 Dec 2025	REV P3 ES23.051 PL-RMA-08.00	Impermeable Area Plai
01 Dec 2025	REV P3 ES23.051 PL-RMA-09.00	Overland Flow Flood Exceedance
01 Dec 2025	REV P3 ES23.051 PL-RMA-10.01	Spine Road Surfacing Plan Sheet 1
01 Dec 2025	REV P3 ES23.051 PL-RMA-07.01	Vehicle Tracking Plan · Fire
30 Jan 2026	PERSW24830-11B 2OF2	G.I. Proposals
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REASON: To ensure compliance with the approved drawings.

2. Landscaping implementation

Notwithstanding the hard and soft landscaping details shown on Green Infrastructure and SuDS proposals drawings numbered PERSW24830-11B 1of 2, PERSW24830-11B 2 of 2, and PERSW24830-12B, full details of the sizes, locations, specifications and maintenance strategy for the tree pits and rainwater garden annotated on PERSW24830-11B 2of2 shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority and Devon County Council Highway Authority.

In all other respects, the approved hard and soft landscaping scheme shall be carried out strictly in accordance with the approved details submitted on the approved Green Infrastructure and SuDS proposals drawings numbered PERSW24830-11B 1of2, PERSW24830-11B 2of2, and PERSW24830-12B.

All approved hard and soft landscaping, including the SuDS and Green Infrastructure proposals, shall be completed and thereafter managed and maintained in accordance with a timetable of implementation previously approved in writing by the Local Planning Authority.

Thereafter, following substantial completion of the development hereby permitted, all soft landscape works shall be protected, managed and maintained in accordance with the approved details and to a standard in accordance with the relevant recommendations of British standard 4428 1989 Code of Practise for general landscape operations. Soft landscape maintenance details shall include the frequency of site visits and timings of general operations such as plant inspections, weed control, watering, fertiliser application, mulching and grass cutting.

REASON: To ensure the provision, establishment, management and

maintenance of landscaping in order to protect the character and appearance of the area; to ensure the well-being of any retained trees and hedges and the continuity of tree cover; and to ensure the environment of the development is improved and enhanced.

3. Replacement planting

If within a period of ten years from the date of implementation and completion of the approved soft landscaping scheme, should any part of the soft landscaping be removed, uprooted or destroyed, or dies, or becomes, in the opinion of the Local Planning Authority seriously damaged or defective, it shall be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This replacement planting shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees, hedges or other planting.

REASON: To ensure the provision, establishment, management and maintenance of landscaping in order to protect the character and appearance of the area; to ensure the well-being of any retained trees and hedges and the continuity of tree cover; and to ensure the environment of the development is improved and enhanced.

4. Surface Water Drainage implementation

Prior to commencement of vehicular use of the highway, or such other alternative timeframe as may previously be agreed in writing by the Local Planning Authority, the surface water drainage scheme shall have been carried out and completed in accordance with the details indicated on the approved drawings. Thereafter the approved drainage scheme shall be retained and maintained and kept free from any blockages of silt, mud or other debris preventing the free flow of surface water throughout the approved drainage infrastructure network.

REASON: To ensure the provision and future maintenance of a satisfactory drainage infrastructure scheme to prevent unacceptable overland surface water run-off and flooding of future adjoining residential property, play areas, highway infrastructure and other land uses.

N.B. The conditions attached to the outline permission, and the obligations secured under the S106 legal agreement dated 17th July 2020 remain applicable.

Informative request from the Environment Agency – Environmental Permit
The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)

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- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the flood plain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

Several planning conditions that were attached to the outline planning permission, as applicable to that part of the Langford Bridge site the subject of this current 'reserved matters' application, remain outstanding and undischarged. The following conditions must be discharged prior to the commencement of this infrastructure phase of development, namely:

- Condition 12 - Surface Water Drainage
- Condition 13 – Trees
- Condition 14 - Biodiversity
- Condition 17 – Construction Environmental Management Plan (CEMP): Biodiversity
- Condition 18 – Landscape and Ecological Management Plan (LEMP)
- Condition 20 – Submission of Scheme, Implementation, Verification, Reporting Unexpected Contamination
- Condition 21 - Construction Environmental Management Plan (CEMP): Construction
- Condition 23 - Foul Water

In addition, the following condition must be discharged prior to any installation of external lighting on this phase of the development, namely:

- Condition 16 – Control of External Light Spill to Maintain Dark Areas on Site and in Surrounding Areas – Prior to Installation

Additional informative:

The Council and Applicant/Developer will work in a constructive and positive manner, taking into account relevant technical and policy (National and Local) requirements relating to the provision of on-plot vehicular parking, when designing layout, scale and appearance of future development schemes related to and reliant on, either directly or indirectly, the infrastructure road hereby approved, in order to minimise the reliance of on-street parking along said infrastructure road.

139. APPEAL DECISIONS - TO NOTE APPEAL DECISIONS MADE BY THE PLANNING INSPECTORATE

The Committee noted the appeal decisions made by the Planning Inspectorate.

140. S73 MAJOR DECISIONS SUMMARY

None.

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CLLR S SANDERS
Chair

The meeting started at 10am and finished at 11.17am