

PLANNING COMMITTEE

24 MARCH 2026

Present:

Councillors Sanders (Chair), Bradford, Bullivant, Hall, P Parker, Palethorpe, K Smith, Hook (Substitute) and Parrott (Substitute)

Members in Attendance:

Councillors MacGregor, Nuttall and G Taylor

Apologies:

Councillors Cox, Nutley and Williams

Officers in Attendance:

Trish Corns, Principal Democratic Services Officer
Charlie Fisher, Democratic Services Manager and Monitoring Officer
Christopher Morgan, Assistant Democratic Services Officer
Tom Jones, Area Team Manager
Artur Gugula, Senior Planning Officer

141. MINUTES

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

RESOLVED

The Minutes of the meeting held on 17 February 2026 be agreed as a correct record and signed by the Chair.

(6 votes for, 0 against and 3 abstentions)

142. DECLARATIONS OF INTEREST

None.

143. PUBLIC PARTICIPATION

None.

144. PLANNING APPLICATIONS FOR CONSIDERATION

Applications for planning permission were considered as set out below.

a) Kingskerswell - 25/01632/FUL - Stables and Sand Ring South of Saturdays Lane

It was noted that the objector registered to speak under the public participation

Planning Committee (24.3.2026)

scheme had withdrawn advising that having read the agenda report they considered sufficient conditions would be applied to the application.

The Senior Planning Officer presented the application and agenda report.

It was proposed by Councillor Bullivant, seconded by Councillor Hall and unanimously,

RESOLVED

PLANNING PERMISSION be granted subject to the following conditions:

Standard conditions

1. The development hereby permitted shall be begun 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
28 Jan 2026	1652 PL3 REV F	Proposed Site Plan
28 Jan 2026	1652 S1 REV B	Location Plan
28 Jan 2026	1652 PL4 REV F	Proposed Hut Plan & Elevations
28 Jan 2026	1129/01 REV B	Landscape Plan
28 Jan 2026	1129/02 REV A	Landscape Specification
28 Jan 2026	1129/03	Landscape Sections

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

Prior to commencement conditions

3. Notwithstanding the hereby approved plans and documents, prior to commencement of the hereby approved development a Landscape Ecological Management Plan (LEMP) for the maintenance and management of on-site habitats and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall be prepared with any future approved Biodiversity Gain Plan and the hereby approved landscaping details and shall include:

- (a) A non-technical summary;
- (b) The roles and responsibilities of the people or organisation(s) delivering the LEMP;
- (c) The planned habitat creation and enhancement works to create or improve

habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan, and the approved landscaping scheme;

(d) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30-years from the completion of development; and

(e) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

Works shall proceed in accordance with the approved details or in accordance with revised details which shall have first been submitted to and approved in writing by the local planning authority. The approved habitat creation and enhancement works shall be maintained for a period of 30-years.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, and to ensure that the new landscaping is managed appropriately for the benefit of visual amenity. The details are required to be approved prior to the commencement of development to ensure that the actions needed to create and enhance habitat onsite as well as maintain it for 30 years from the completion of development have been appropriately secured.

Prior to the sitting of hut

4. Prior to the first sitting of the hereby approved huts on the site, details including specification, material and finishes for the elevational timber cladding and the roof covering for each of the huts shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of ensuring that the development has an acceptable landscape impact.

Prior to first use conditions

5. Prior to the first use of the hereby approved development a maintenance and management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following:

(a) Security measures that would be deployed on the site;

(b) Procedures for checking-in and checking out of guests;

(c) Procedures and timings for ongoing cleaning, upkeep and maintenance of the site and facilities;

(d) Details of waste management including, the responsible body, frequency of management, recycling regimes and size of any containers required.

The development shall thereafter be carried out and operated for its lifetime in accordance with the approved maintenance and management plan

REASON: In the interest of ensuring that permanent management presence on site is not required, for the benefit residential amenity of surrounding properties, and to ensure that waste is managed on site appropriately.

6. Prior to the first use of the hereby approved development the new access

Planning Committee (24.3.2026)

gate and associated boundary treatment as defined on the Landscape Plan referenced 1129/01 REV B shall be installed, maintained, and retained for the life of the development. Notwithstanding the hereby approved plans the new access gate, and all other new non-vegetated boundary treatments shall be installed in accordance with details that shall have been first submitted to and approved in writing by the Local Planning Authority. The details shall include elevational details, materials, finish, height, and location. The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interest of ensuring that the proposed boundary treatments are appropriate for their rural setting and to ensure that the enhancement resultant from the removal of the existing gate is delivered for the benefit of the local landscape.

7. Prior to the first use of the hereby approved development a new boundary treatment within the site shall be installed, maintained and thereafter retained in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority under Condition 5 of this permission.

REASON: In the interest of ensure that lightspill from the development is managed to an acceptable level in the interest of legally protected South Hams SAC bat species.

8. Prior to the first use of the hereby approved development the surface water management scheme and the foul water management scheme shall be installed, maintained and thereafter retained to serve the development for its lifetime in strict accordance with the hereby approved Storm Drain Report Percolation Testing & Soakaway Design referenced REV A JAN 2026 and Foul Percolation Testing Report Drawings Calculations referenced REV A JAN 2026 both received on 28th January 2026.

REASON: In the interest of ensuring that surface water from the development is appropriately managed, to ensure that floor risk does increase on site or elsewhere, and to ensure that foul water is dealt with appropriately to avoid pollution.

9. Prior to first use of the hereby approved development, an electric vehicle charging point shall be installed at the site and shall be commissioned and available for use. The charging point shall as a minimum be a 32A (7.3kW) Mode 3 unit and shall be maintained in good working order thereafter as specified by the manufacturer.

REASON: In the interest of carbon reduction.

Compliance conditions

10. The development hereby permitted shall be carried out strictly in accordance with the Biodiversity Gain Plan, which shall be prepared in accordance with the submitted BNG Metric received on 3rd February 2026, and shall be approved under the General Condition relating to Biodiversity Gain.

REASON: To ensure the development delivers biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.

NOTE: Please refer to the Informatives attached to this decision.

11. The holiday unit hereby permitted shall only be used for holiday purposes and not for any other residential use falling within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Statutory Instrument revoking and re-enacting that Order with or without modification. For the avoidance of doubt 'any other residential use' includes a person's or persons' main residence, or a permanent residential unit of accommodation.

A register of all occupiers, detailing dates, names and usual addresses shall be maintained by the site owner and shall be kept up-to-date and available for inspection by the Local Planning Authority. The register of occupiers above shall be collected by the landowner or their nominated person.

REASON: To ensure that the accommodation is not used for permanent occupation and to prevent the establishment of a permanent dwelling in the countryside contrary to local planning policy.

12. The sitting, design and appearance of the hereby approved huts shall be implemented, maintained and thereafter retained for the lifetime of the development in strict accordance with the hereby approved Proposed Site Plan referenced 1652 PL3 REV F and Proposed Hut Plan & Elevations referenced 1652 PL4 REV F.

REASON: In the interest of ensuring that the proposal has an acceptable impact on the local landscape and to ensure that the impact lighspill is appropriately managed for the benefit of legally protected South Ham SAC bat species.

13. The development hereby permitted shall be carried out in strict accordance with the hereby approved Ecology Report referenced SWE 2319 VERSION 3 and received on 2nd October 2025.

REASON: In order to secure biodiversity enhancements required that local plan policies that do not otherwise fall within the remit of Biodiversity Net Gain.

14. No external lighting shall be installed on, or in association with the new building, at any time, except for low-intensity, PIR motion-activated lights on a short timer (maximum 2 minutes), sensitive to large objects only (to avoid triggering by bats or other wildlife). Any lights should be mounted at a height no greater than 1.9m from ground level, directed/cowled downwards and away from hedges and trees. The lights should 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.

All internal lighting shall be designed to have low illuminance output, no UV component, maximum colour temperature of 2,700 Kelvin and minimum light

wavelength of 550 nanometres. Lighting units shall be recessed ceiling mounted and directed/cowled away from windows and glazed doors.

REASON: For protection of legally protected light-sensitive bats.

15. Any contamination that is found to be present at the application site during construction of the development hereby permitted shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where any unacceptable risk is found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development or relevant phase of development is resumed or continued.

REASON: To ensure that any contamination found during site works is dealt with appropriately.

145. PLANNING ENFORCEMENT

a) Littlehempston - 20/00025/ENF - Land by Jacobs Barn Committee Update

The Chair referred to the agenda report, which detailed the decision made at the meeting on 18 November 2025 authorising enforcement action in relation to the unauthorised use of the land should a valid planning application not be received by a particular date. The application had subsequently been received and refused.

The Planning Area Team Manager advised on the reasons for the refusal of the planning application and that medical issues had been taken into account during consideration of the application.

During the discussion at the 18 November meeting, it was raised that enforcement action should follow if an application is submitted and subsequently refused.

The current use of the land remained unauthorised and approval to progress due procedure and serve an enforcement notice was sought.

It was proposed by Councillor Sanders, seconded by Councillor Parrott and

RESOLVED

That an Enforcement Notice be served to cease the use of the land for the siting of a coach for residential purposes; and remove from the land the unauthorised coach along with any other items associated with the unauthorised residential use from the land with a 6 month compliance period.

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.

(7 votes for and 2 against)

146. APPEAL DECISIONS

Appeal decisions made by the Planning Inspectorate were noted.

147. S73 MAJOR DECISIONS SUMMARY

Noted.

CLLR S SANDERS
Chair

The meeting started at 10am and finished at 10.27am