

PLANNING COMMITTEE

12 MAY 2026

Present:

Councillors Bullivant, Cox (Vice-Chair), MacGregor, Palethorpe, P Parker, K Smith and Williams

Members in Attendance:

Councillors Nuttall

Apologies:

Councillors Bradford, Hall and Nutley

Officers in Attendance:

Natalia Anderson, Solicitor

Trish Corns, Principal Democratic Services Officer

Steven Hobbs, Senior Planning Enforcement Officer

Philly Matthew, Planning Officer

kieran Miller, Planning Officer

Christopher Morgan, Assistant Democratic Services Officer

Ian Perry, Head of Development Management

155. MINUTES

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

RESOLVED

The Minutes of the meeting held on 21 April 2026 be approved as a correct record and signed by the Chair.

(4 votes for, 0 against, 3 abstentions and 1 not voted)

156. DECLARATIONS OF INTEREST

Councillor Cox declared an interest in application 26/00275/HOU by virtue of a close relative living within the locality but sufficiently distanced from the application site so as not to have view of the site. Councillor Cox did not take part in the debate or vote on the application.

157. PUBLIC PARTICIPATION

There were no public speakers.

158. PLANNING APPLICATIONS FOR CONSIDERATION

Applications for planning permission were considered as set out below.

a) **Woodland - 26/00353/HOU - Sunset Cottage House Cross**

The Planning Officer presented the agenda report and application.

A query was raised in relation to possible light pollution from the gable end window and it was noted that this was covered in paragraph 3.2.1 of the agenda report.

The local ward member provided some knowledge about the site which was noted.

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

RESOLVED

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 |
|----------------------|---------------------------------|---------------------------------------|
| 03 Mar 2026 | 1200.OS.01 REV P1 | Site Location Plan |
| 03 Mar 2026 | 1200.P.01 REV P2 | Site Plan as Proposed |
| 03 Mar 2026 | 1200.P.02 REV P2 | Site Plan as Proposed |
| 03 Mar 2026 | 1200.P.03 REV P3 | Ground Floor Plan as Proposed |
| 03 Mar 2026 | 1200.P.04 REV P3 | Floor Plan as Proposed |
| 03 Mar 2026 | 1200.P.10 REV P2 | Drainage Plan as Proposed |
| 09 Apr 2026 | 1200.P.05 P4 | North & South Elevations as proposed |
| 09 Apr 2026 | 1200.P.06 P4 | West Elevation & Sections as proposed |

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

3. The works, including vegetation clearance, shall proceed in strict accordance with the precautions, measures and enhancements described in the Preliminary Bat Roost Assessment (by Sylvan Southwest, ref 1018-PBRA, dated 15 April 2025). The enhancements described in Section 7 of

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the report shall be implemented prior to the first occupation of the extension.

REASON: For the benefit of legally protected species and to provide biodiversity enhancements.

4. Prior to the development reaching damp proof course, the detailed design of the proposed permanent surface water drainage management system shall be submitted to, and approved in writing by, the Local Planning Authority. The design of this permanent surface water drainage management system will be informed by the programme of approved BRE Digest 365 Soakaway Design (2016) percolation tests and in accordance with the principles set out in the proposed drainage plan reference: 1200 P.10. Rev P2 and the submitted surface water technical note design and infiltration testing. The drainage system shall thereafter be so retained and maintained.

REASON: To ensure that surface water runoff from the development is discharged as high up the drainage hierarchy as is feasible and is managed in accordance with the principles of sustainable drainage systems.

(8 votes for and 0 against)

b) **Teignmouth - 26/00275/HOU - 9 Woodland Avenue**

The Planning Officer presented the application and agenda report.

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

RESOLVED

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 |
|----------------------|---------------------------------|---------------------------------|
| 19 Feb 2026 | 2512-03 001 | Site Location Plan |
| 19 Feb 2026 | 2512-03-110 REV B | Proposed Lower Ground Floor Pla |
| 19 Feb 2026 | 2512-03-111 REV B | Proposed Ground Floor Plan |
| 19 Feb 2026 | 2512-03-112 REV A | Proposed First Floor Plan |
| 19 Feb 2026 | 2512-03-113 REV B | Proposed Elevations |
| 12 Mar 2026 | 2512-03 012 REV A | Proposed Block Plan |

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

3. The development hereby permitted shall be carried out in full accordance with the recommendations and mitigation/enhancement measures set out in the “No Impact Report” by Orbis Ecology dated 6 March 2026. This shall include the provision of a sparrow terrace on the northern elevation. The sparrow terrace shall be installed prior to the first use of the development and thereafter retained and maintained.

REASON: In the interests of biodiversity, to avoid harm to protected species and to secure ecological enhancement measures on the site.

(7 votes for, 0 against and 1 not voted)

159. ENFORCEMENT CASES

a) Ipplepen - 25/00172/ENF - Siting of residential caravans

Consideration was given to the agenda report regarding the unauthorised change of use of the land from an agricultural to the siting of residential mobile homes.

The Senior Planning Enforcement Officer advised that an application was submitted in October 2025 but lacked sufficient information including an ecology report. The ecology report could not be undertaken until after the winter months and the applicant has advised they intend to submit a new application with sufficient information including an ecology report.

It was noted that the site included several breaches of planning control, however, given the updated information provided above it was proposed by Councillor Palethorpe, seconded by Councillor Bullivant and

RESOLVED

To allow one month for a valid planning application to be submitted. If no planning application is submitted and validated by 12 June 2026, or any subsequent planning application is refused, an Enforcement Notice be issued under Section 172 of the Town and Country Planning Act 1990 to:

- i) Cease using the land for the siting of caravans for residential purposes.
- ii) Remove the caravans and any other items associated with the unauthorised residential use from the land.
- iii) Remove the unauthorised hardstanding and reinstate the land to grass.
- iv) Remove all structures that have been constructed on the land, including two day rooms and a kennel.

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

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(7 votes for and 1 against)

160. APPEAL DECISIONS

Appeal decisions made by the Planning Inspectorate were noted.

161. S73 MAJOR DECISIONS SUMMARY

None.

CLLR D COX
Vice-Chair

The meeting started at 10am and finished at 10.37am