

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