

PLANNING COMMITTEE

27 JANUARY 2026

Present:

Councillors Sanders (Chair), Cox (Vice-Chair), Bradford, Bullivant, Horner, P Parker, Palethorpe and Parrott (Substitute)

Members in Attendance:

Councillors Nuttall, Clearance and MacGregor

Apologies:

Councillors Hall, Nutley and Williams

Officers in Attendance:

Trish Corns, Principal Democratic Services Officer

Ian Perry, Head of Development Management

Christopher Morgan, Assistant Democratic Services Officer

Marie Downey, Solicitor

Freya Manning-Crisp, Legal Assistant

Gary Crawford, Senior Planning Officer

Edward Hornsby, Senior Arboricultural Officer

Tom Jones, Area Team Manager

1. MINUTES

The Committee adjourned immediately after starting until 10:10am to ensure that any late Committee Members could arrive before consideration of the items on the agenda.

It was proposed by Cllr Palethorpe and seconded by Cllr Sanders that the minutes of the previous meeting held on 28 November 2025 be agreed as a correct record and signed by the Chair.

A vote was taken. The result was 7 in favour 0 against, and 1 abstention.

RESOLVED

that the minutes of the previous meeting held on 28 November 2025 be agreed as a correct record and signed by the Chair.

2. DECLARATIONS OF INTEREST.

Cllr Cox declared an interest in E2/23/46 due to his position within a charity that accepts donations from an organisation involved as part of the background of the Tree Preservation Order. He left the room for this application and subsequently did not vote or take part in discussions.

3. PUBLIC PARTICIPATION

The Chair welcomed the public speakers to the meeting.

4. 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 Road

The Senior Planning Officer presented the application to the Committee.

Public Speaker, Objector: Kevin Thomas – referred to the following issues:

- The history of the planning permissions on the site
- Concerns around visibility and overlooking
- There had not been a proper site visit carried out in 2023

Public Speaker, Supporter: Joanna Ashton, Applicant – referred to the following issues:

- Converting the barn is a preferable alternative to any heritage concerns associated with rebuilding it altogether
- Improved lighting and reduce feeling of being hemmed in
- The windows concerned are small, at a low height in the room, and are at an awkward angle

The Ward Member spoke on the item. He stated that the Committee would benefit from a site inspection to see the windows, and that he would be minded to refuse the item.

It was proposed by Cllr Bradford and seconded by Cllr P Parker that consideration be deferred for a Committee site inspection.

A vote was taken. The result was 4 in favour, 1 against, and 2 abstentions.

RESOLVED

That consideration be deferred for a Committee site inspection.

5. TREE PRESERVATION ORDER

The Committee considered the Tree Preservation Order as below.

a) Kingsteignton - E2/23/46 - Land at Rackerhayes

Cllr Cox left the room for this item as he had declared an interest.

The Senior Arboricultural Officer presented the application to the Committee.

In response to discussion by members, the Officers advised that the TPO was not intended to prevent quarrying, but to protect the woodlands from full or part clearance or inappropriate management outside the remit of a planning application. The TPO exists to legally protect the trees from harm.

Officers advised that through the Review of Old Minerals Permissions legislation Devon County Council had established that should an application be submitted to DCC for mineral extraction a detailed survey and assessment of trees and the impact on them would be necessary before planning permission could be granted for that activity. If an application for mineral extraction were to come forward Planning Officers at DCC would consider the balance between protection of the trees and the need for the minerals.

It was proposed by Cllr Palethorpe and seconded by Cllr Bradford that the District of Teignbridge (Land off Broadway Road, Kingsteignton) Tree Preservation Order 2025 be confirmed unmodified.

A vote was taken. The result was unanimously in favour.

RESOLVED

The District of Teignbridge (Land off Broadway Road, Kingsteignton) Tree Preservation Order 2025 be confirmed unmodified.

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

The Committee noted the appeals decisions made by the Planning Inspectorate. The Head of Development Management informed members that he would further brief them on the outcomes before the next Planning Committee meeting.

7. S73 MAJOR DECISIONS SUMMARY

The Committee noted the Major Decisions Summary sheet, of which there were none.

The meeting started at 10.03 am and finished at 10.55 am.

CLLR SUZANNE SANDERS
Chair

This page is intentionally left blank