

PLANNING COMMITTEE

21 APRIL 2026

Present:

Councillors Cox (Vice-Chair), Sanders, Bradford, Bullivant, Hall, Horner, Palethorpe, Williams, Parrott and MacGregor

Members in Attendance:

Councillors Keeling

Apologies:

Councillors Nutley, P Parker and K Smith

Officers in Attendance:

Trish Corns, Principal Democratic Services Officer
Ian Perry, Head of Development Management
Christopher Morgan, Assistant Democratic Services Officer
Anna Lepehne, Planning Officer

148. MINUTES

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

RESOLVED

The Minutes of the meeting held on 24 March 2026 be approved as a correct record and signed by the Chair.
(5 votes for, 0 against, 2 abstentions and 3 not voted)

149. DECLARATIONS OF INTEREST.

None.

150. PUBLIC PARTICIPATION

The Chair welcomed the public speakers.

151. PLANNING APPLICATIONS FOR CONSIDERATION

Applications for planning permission were considered as set out below.

152. 26.00071.HOU - 39 YANNON DRIVE, TEIGNMOUTH

The Planning Officer presented the application and agenda report.

Public speaker objector - Mr Hunt neighbour

Objected on the grounds of:

- Loss of outlook and natural light.
- Overbearing and impact of scale and magnitude of proposed extension.
- The ground floor leisure room could be relocated to the end of the garden.
- Drainage issues due to the area of footprint and loss of impermeable land.
- Amount of soil to be excavated, causing disruption and problems.
- Out of keeping with the street scene and design of the area.
- Precedence for future applications.

Public speaker supporter – Mr Brooks applicant

Counteracted the objections as follows:

- Feedback from neighbours and consultation in relation to the previously withdrawn application have been addressed with amendments to the current application.
- Overall height of the extension is reduced.
- Redesigned including introduction of flat roof and lower pitched roof.
- Side facing window removed.
- Amendments protect the neighbours' amenity.
- The application complies with the Local Plan and is in keeping with the area.

In response to Members questions the Planning Officer and Head of Development Management confirmed:

- The various heights of the extension.
- Loss of outlook and light would be minimal and were not reasonable and valid grounds to refuse planning permission.
- The extension footprint was less than 20 square metres of impermeable ground surface and therefore within the limit of using soakaways for drainage purposes. This would also be covered by the building regulations process.
- It would not be reasonable or necessary to amend condition 5 to require the southern boundary treatment to be in place prior to construction instead of prior to first use of the extension.

It was proposed by Councillor Palethorpe, 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.

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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 Jan 2026		Preliminary Ecological Assessment 'Bat and Bird Survey'
16 Jan 2026	025-034-I-A	Elevations, Floor Plans and Site/Location Plans

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

3. The works, including any demolition, vegetation clearance or timber treatment, shall proceed in strict accordance with the precautions, measures and enhancements described in the Preliminary Ecological Assessment 'Bat and Bird Survey' (Wills Ecology, dated 30 September 2025), unless otherwise agreed in writing by the Local Planning Authority. The development shall include the installation of the recommended bat and bird boxes.

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

4. Prior to the commencement of above-ground construction of the development hereby permitted, a sample of the proposed roofing material to the new kitchen shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure the materials are appropriate to the character of the area and to safeguard the neighbours' concerns of possible glare and the subsequent impact upon amenity.

5. Prior to the commencement of above-ground construction of the development hereby permitted, full details of the boundary treatment to the southern boundary of the site shall be submitted for approval in writing to the Local Planning Authority. The approved boundary shall be in place prior to first use of the extensions hereby approved and shall thereafter be so retained and maintained.

REASON: In order to minimise overlooking of dwellings to the south.

(8 votes for, 0 against and 2 abstentions)

153. APPEAL DECISIONS

Appeal decisions made by the planning Inspectorate were noted.

154. S73 MAJOR DECISIONS SUMMARY

None.

CLLR D COX
Chair

The meeting started at 10am and finished at 10.27am