

Planning Committee – Tuesday 12 May 2026

Late representations/updates

Item No. 6a

26/00275/HOU - 9 Woodland Avenue, Teignmouth

Creation of recessed first floor balcony, square off existing ground floor balcony and bay window below, creation of new platform and stairs, window replacement and reopening of porch

No updates received

Item No. 6b

26/00353/HOU - Sunset Cottage, House Cross

Two storey side extension, single storey rear extension, single storey garage & driveway with internal alterations

No updates received

Item No. 7a

25/00172/ENF - Berry Park Dainton Ipplepen

Siting of residential caravans

Received a response from Network Rail who have no concerns about the use of the land for the siting of residential caravans.

Received three responses from a local residents. They refer to additional traffic generated by the residential use of the land and the impact this has on the access road. It is considered the road is in a poor state which is already used excessively by increased traffic that is generated by the existing businesses and residential properties. It is considered the use of the land for up to six pitches will increase the level of vehicular traffic creating an unacceptable risk to highway safety. In addition, it is considered the use adds an increased volume of traffic to a confined rural network where pedestrians have no safe refuge, failing to protect the most vulnerable road users, specifically a growing number of children who walk to school or play in the area. It is considered this is contrary to paragraphs 115 and 116 of the National Planning Policy Frameworks and should be used as a reason for taking enforcement action.

In addition, there are concerns about the risk of contamination to the watercourse that goes through the site along the north west side and the impact this will on nearby wildlife. There are also concerns the site is out of character with the area. It is considered to be visually obtrusive when viewed from the adjacent railway and nearby public footpath and bridleway.

Received a response from the Owner's agent which confirms that a new planning application is being prepared and should be submitted within a couple of weeks. It seems there has been a delay whilst steps were being taken to prepare the necessary ecology

report within the appropriate time period. A drainage strategy has also now been prepared. Also received a copy of a letter confirming the Owner and their family are members of the Gypsy Community. In addition, received details of the people occupying the site. It is requested that any enforcement action can be put on hold to allow an application to be submitted and determined.

Additional information

Site visit by Officers on 6 May 2026 to assess the current situation. From the visit it was noted that there are still six caravans sited on the land that are being used for residential. However, it was noted that two day rooms have been constructed along with a structure used as a kennel. As these are unauthorised they need to be included in any enforcement action to ensure they are removed. As such a revised recommendation is required. This is as follows:

The Committee is recommended to resolve that 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, and
- iv) remove all structures that have been constructed on the land, including two day rooms and a kennel.

The compliance period is recommended to be six months.

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