SHALDON PARISH COUNCIL

Minutes of the Planning Committee
Held at The Hub at 7pm on Tuesday 10th February 2026

Committee: Cllr Danielle Westlake (DWest), Cllr Andy Burnham (AB), Cllr Jo Cumbley (JC), Cllr Claire Stoyle (CS), Cllr Lucy Bufton (LB) Cllr Richard Perks (RP)

As the first tier of local government representing Shaldon we can influence decisions for the benefit of the residents we serve and are mindful that we are entrusted to act in its best interests.

1. **ATTENDANCE AND APOLOGIES:** for absence received prior to the meeting these are to be noted. **NH(Clerk), RP,LB,AB**

2. **DECLARATION OF INTERESTS:** acknowledgement of any such interests received for any part of the agenda or any request for dispensation made prior to the meeting to the Clerk. **None**

3. **RATIFICATION OF MINUTES** of Planning Meeting on 27 January 2026. **Proposer** DW , **Seconder** JC **Approved unanimously**

4. **PUBLIC PARTICIPATION –** Members of the public to raise questions or make comment regarding any other activity, new or ongoing within the community. ***(5 minutes per person/question).***

   A resident of Bridge Road enquired about the Shaldon Primary School application 25/02019/FUL. They and their neighbours had not been notified of this and felt this was an error. The resident was going to submit their concerns about the application to TDC before the 12/02/26 deadline. DW and JC explained the nature of the application and the SPC councillors decision at the 27/01 planning meeting.

5. **APPLICATIONS FOR CONSIDERATION** sent by TDC and for SPC to comment**.**
   PLEASE PRESS CTRL KEY AND LEFT CLICK THE MOUSE AT SAME TIME to go direct to the planning application pages below it is not automatic on hovering your mouse over the link.

   26/00090/CAN | G1 4 Yew trees to be removed. T1 Apple to reduce crown by 20% up to 1.5m and crown clean | Ness House Hotel Ness Drive Shaldon Devon TQ14 0HP
   Consultation End: 11.02.26
   Decision – Objection to G1 on the basis that these are healthy trees and no relevant reasons are given in the application for their removal. . T1 Support

   26/00092/TPO | T001: Holm Oak: Fell and re plant in more suitable location | Crows Nest Horse Lane Shaldon Devon TQ14 0BH
   Consultation End: 11.02.16
   Decision: Objection on the grounds that this is a healthy tree protected by a TPO that currently bears no risk to the structure of the property or garden walls. Should the officer be minded to grant this application this council would suggest that any replacement be in the SW quadrant of the plot, following concerns raised by a neighbour.

   26/00102/TPO | T001 - Reduce canopy by 1.5 -2m. Install cobra bracing between northern and southern primary limbs and southern and central primary limbs. Remove epicormic growth T002 - Reduce south western phototrophic primary limb by 1.5 -2m. Remove epicormic

growth. | 15 Dunmore Court Dunmore Drive Shaldon Devon TQ14 0BS
Consultation End: 13.02.26
Decision: Support on the grounds that this remedial work is necessary to prolong the life of these historic trees that are the sole remnants of a previous avenue of trees.

26/00111/HOU | Raising the roof to form a first floor including formation of a new gable with Juliet balcony and new dormers, new front terrace, facade alterations, removal of the existing garage and construction of a timber-clad store, re-grading and resurfacing of the driveway using permeable materials and improved access arrangements | 6 Platway Lane Shaldon Devon TQ14 0AR
Consultation End: 04.03.26
Decision: Support: The council note that the driveway should be made of permeable material and would ask that this be made a condition.
The applicant did not receive information about a site notice and we note that none have as yet been displayed in the vicinity of the site.

26/00091/HOU | Single storey front lounge extension and extension and alterations to the rear of the property | Coverdale Coombe Road Shaldon Devon TQ14 0EX
Consultation End: 05.03.26
Decision: Support: The Council note that the driveway should be made of permeable material and would ask that this be made a condition. Every effort should be made to protect the neighbours privacy and amenity. .

6. **CONSENTS TO NOTE**
Condition 4 Only
25/00858/COND1 | Discharge of conditions 3 (Construction Management Plan), 4 (Landscape & Ecological Management Plan) & (Biodiversity Gain Plan) on planning permission 25/00858/FUL - Change of use of agricultural building to cookery school and associated accommodation including drainage & landscaping | New Barn Farm Higher Ringmore Road Shaldon TQ14 0HQ

7. **REFUSALS TO NOTE**
Condition 3 Only
25/00858/COND1 | Discharge of conditions 3 (Construction Management Plan), 4 (Landscape & Ecological Management Plan) & (Biodiversity Gain Plan) on planning permission 25/00858/FUL - Change of use of agricultural building to cookery school and associated accommodation including drainage & landscaping | New Barn Farm Higher Ringmore Road Shaldon TQ14 0HQ

8. **APPEAL ALLOWED**

25/00744/HOU | Extension and creation of additional storey to garage only. | Ness Dene Ness Drive Shaldon Teignmouth TQ14 0HP

9. **REVIEW OF PLANNING MEETINGS TWICE A MONTH.** To discuss and decide if Planning Meetings are to continue twice a month**. It was agreed unanimously** that these additional meetings are not always necessary and that since the planning lists come out weekly and depending on how busy the agenda is of upcoming full council meetings are, the requirement of an additional planning meeting should be decided on an ad hoc basis dependent on the volume of applications to consider.

10. **TREE APPLICATIONS.** To discuss and decide if a resolution is to be passed regarding tree applications and whether they should be dealt with via email unless Councillors disagree plus to agree review date of the decision made. If agreeable a resolution will be passed to this effect.

    Councillors agreed unanimously to accept that we could decide straightforward tree applications by email discussion, save where there is public interest to hold a discussion in a planning meeting

11. **DATE OF NEXT MEETING –** 24 February 2026.

Signed…….. **Dated……..**

Cllr Jo Cumbley
Vice-Chair of Planning Committee