SHALDON PARISH COUNCIL

Minutes of the Planning Committee
held in the Methodist Hall at 7 pm on Tuesday 24 February 2025.

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

Also attending: Nickie Hamblin (Clerk) .

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 – Cllr Burnham. **Agreed.**

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. CS declared an interest as the applicant for 26/00260/CAN.

3. **RATIFICATION OF MINUTES** of Planning Meeting on 10 February 2026. **Proposer: CS Seconder: JC. Agreed 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).***

   One individual re Certificate of Lawfulness application. No new information surprised as kicked out last summer it is now back on the table with a month to go cannot see anything material difference. There seems to be repeated applications.

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.

   26/00260/CAN Location: SHALDON - Elmbank , Topcliff Road Proposal: Christmas tree - fell
   Consultation End: 09.03.26
   Decision: No objection.

   26/00217/CLDE Location: SHALDON - Devon Valley Holiday Village, Ringmore Road Proposal: Certificate of lawfulness for existing use of caravan site Applicant: co Devon Valley Park Ltd

   In order to qualify for a Certificate of Lawfulness for the use stated the applicant must prove that the use commenced more than ten years ago and has been continuous for the last ten years. The issue of the decision is based purely on evidence and law. Other planning matters cannot be considered. I would be grateful to receive any information you can provide within 15 working days of receipt.

Deadline for additional information: 28.02.26
Comments to be made on this application to TDC is to be forwarded as follows:

From local knowledge gained by the Council it would like to inform TDC to know that in the past Devon Valley has not been occupied all year round, there has been a winter break period. Also, it has been not been used for the 10 years continuously. It is not currently open and has not been for several years.

6. **CONSENTS TO NOTE**
   26/00027/CAN Tree/s within Conservation Area Section 211 Notice, Town and Country Planning Act 1990 Location: SHALDON - 9 Orchard Close, Shaldon Proposal: Red Cedar tree – fell

   25/01655/AMD1 Location: SHALDON - 3 Waverley Terrace, Dagmar Street Proposal: Non-Material Amendment (change from a flat glass roof to a lantern roof) in relation to the Planning Application 25/01655 Single storey rear extension, replacement of the timber shed with a storage structure, new front windows, minor internal alterations and demolition of rear storage area

7. **REFUSALS TO NOTE - None**

8. **APPEAL ALLOWED**
   25/01246/Variation of Condition 1 on 25/00409/VAR (barn conversion and extension) to provide improved access to/from the highway for cars and boats to remove the requirement for obscure treatment to windows facing Brook lane (south west elevation)
   Ask for clarification on the process by the Planning Officer re what happened appeal granted before it was heard.

9. **CERTIFICATE OF LAWFULNESS**
   Location: SHALDON - Treetops, Horse Lane Proposal: Certificate of Lawfulness for existing use of land as residential garden of Treetops

10. **DATE OF NEXT MEETING –** 24 March 2026.

Signed …… **Dated ……**
Cllr Jo Cumbley
Chair of Planning Committee